



27 Vesey Close  
Farnborough, Hampshire GU14 8UT  
£173,000 Leasehold

A ground floor one bedroom maisonette situated within minutes walk of Farnborough Sixth Form College and Mainline Station ( Waterloo 37 mins ). Accommodation comprises entrance hall, open plan living room/kitchen, bedroom, bathroom. Features to note include 93 year lease, upvc double glazing, well kept communal grounds and allocated parking space with additional visitor parking available. Energy Efficiency Rating 'D'

## GROUND FLOOR

### COVERED ENTRANCE

Courtesy light.

### OPEN PLAN LIVING ROOM/ KITCHEN

15' 6" x 13' 4" (4.72m x 4.06m) Front aspect upvc multi-point locking door with opaque double glazed insert, front aspect upvc double glazed window, space suitable for corner sofa and tv, Cable point, open plan to kitchen area with matching range of eye and base level units incorporating solid wood work surfaces with inset single bowl sink unit, plumbing and space for washing machine. Space for electric cooker, integrated fridge/freezer, laminate floor, doorway to inner hallway, smooth finish ceiling with coving.

## INNER HALLWAY

Doors to bedroom and bathroom, airing cupboard housing hot water cylinder and two storage cupboards, laminate floor, textured ceiling with coving.

## BEDROOM

12' 0" x 9' 8" (3.66m x 2.95m) Rear aspect upvc double glazed window, wall mounted electric heater, range of fitted wardrobes, textured ceiling with coving.

## BATHROOM

Three piece suite comprising low level wc, pedestal mounted wash hand basin and panel enclosed bath with shower over, part tiled walls, extractor fan, textured ceiling with coving.

## OUTSIDE

### STORE

Housing electric meter and consumer unit.

### COMMUNAL GROUNDS AND PARKING

Private residents car park with additional visitor parking bays, well kept gardens.

## AGENTS

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

We have been advised by the seller of the following lease information:

Lease: Approximately 93 Years remaining

Ground Rent: £350 p/a

Service Charge: £ 767.03 p/a

