



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.  
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PROPERTY MISDESCRIPTIONS ACT 1991  
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



## Flat 16 Canterbury Court

Farnborough, Hampshire GU14 6TZ

£275,000 Leasehold Share of Freehold

A two double bedroom first floor apartment forming part of the prestigious Canterbury Gardens development constructed by H H Hilder and Sons offered for sale with a share of the freehold, 997 years remaining on the lease and no onward chain. Accommodation comprises entrance lobby, hall, living/dining room, kitchen, two bedrooms, ensuite shower room, bathroom. Features include gas central heating, beautifully kept grounds, residents lift, private residents car park and security door entry system. EER 'B'.



**COMMUNAL ENTRANCE**

External security entry phone panel, communal hall with lift and stairs.

**FIRST FLOOR**

**ENTRANCE LOBBY**

Space for coats and shoes, door to hall, fitted coir mat, smooth finish ceiling.

**HALL**

Doors leading to living/dining room, bedrooms and bathroom, built in storage cupboard, security entry phone handset, digital heating control, radiator, smooth finish ceiling with cornice.

**LIVING/ DINING ROOM**

18' 4" x 12' 4" (5.59m x 3.76m) max. Side aspect double glazed bay window, stone effect fireplace with coal effect electric fire, two radiators, squared archway to kitchen, smooth finish ceiling with cornice.

**KITCHEN**

10' 2" x 6' 9" (3.10m x 2.06m) Side aspect double glazed window, matching range of eye and base level units incorporating roll edge work surfaces with inset one and a third bowl stainless steel sink unit with mixer tap. Built in four ring gas hob and fan assisted oven below extractor hood, integrated fridge, freezer, washing machine and dishwasher. Concealed replacement gas central heating boiler, under unit lighting, tiled splashbacks, tiled floor, smooth finish ceiling with inset downlighters and coving.

**BEDROOM ONE**

12' 2" x 10' 3" (3.71m x 3.12m) excluding recess. Front aspect double glazed window, fitted double wardrobe fronted by twin bi-folding doors, radiator, door to ensuite shower room, smooth finish ceiling with coving.

**ENSUITE SHOWER ROOM**

Three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, shower cubicle with sliding doors, fitted thermostatic shower and tray. Radiator, tiled floor, mainly tiled walls, courtesy light with shaver point, extractor, smooth finish ceiling with coving.

**BEDROOM TWO**

14' 3" x 12' 11" (4.34m x 3.94m) excluding recess. Front aspect double glazed bay window, fitted double wardrobe fronted by twin bi-folding doors, radiator, smooth finish ceiling with coving.

**BATHROOM**

Three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, panel enclosed bath with mixer tap. Fitted thermostatic shower over bath with folding glass screen, radiator, tiled floor, mainly tiled walls, courtesy light with shaver point, smooth finish ceiling with coving.

**COMMUNAL GROUNDS**

Residents car park with numbered bays and visitor spaces, well kept grounds being mainly laid to lawn to rear with established borders, timber built bin storage shed.

**AGENTS NOTE**

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 information and charges.

Tenure: Leasehold Share of Freehold  
Remaining Lease Term: 997 Years  
Ground Rent: £0  
Annual Service Charge: £2,368

