



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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.



Salisbury Road

24 Cooper Court, Farnborough, Hampshire GU14 7AZ

£175,000 Leasehold

A first floor manager assisted retirement flat offered for sale with no onward chain situated in the sought after 'Cooper Court' located in Farnborough Park within minutes walk of the local amenities including G.P. , Pharmacy and the Town Centre. Accommodation comprises entrance hall, living/dining room, refitted kitchen, two bedrooms, refitted shower room. Features include residents communal lounge, guest bedroom suite, communal gardens and car park. Energy Efficiency Rating 'C'

GROUND FLOOR

COMMUNAL ENTRANCE

Security door entry system, stairs to first floor.

FIRST FLOOR

HALL

Doors to living/dining room, both bedrooms and refitted shower room, door to airing cupboard housing replacement gas central heating boiler and hot water cylinder tank, with plumbing and space for washing machine and slatted shelving. Wall mounted door entry system hand set, wall mounted emergency communication panel, emergency pull cord, radiator, textured ceiling.

LIVING/DINING ROOM

15' 7" x 12' 7" (4.75m x 3.84m) Front aspect upvc double glazed window, radiator, feature electric fireplace with wooden surround, communal Freeview aerial point, space suitable for dining table and chairs, emergency pull cord, wall mounted thermostat heating control, archway to refitted kitchen, textured ceiling with coving.

REFITTED KITCHEN

11' 4" x 5' 3" (3.45m x 1.60m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset one and a half bowl sink unit with mixer tap. Built in four ring gas hob with electric fan assisted oven below and extractor hood above, integrated fridge/freezer, part tiled walls, emergency pull cord, radiator, textured ceiling.

BEDROOM ONE

14' 8" x 9' 2" (4.47m x 2.79m) Rear aspect upvc double glazed window, emergency pull cord, radiator, fitted double wardrobe with hanging rail and shelving, textured ceiling with coving.

BEDROOM TWO

12' 5" x 7' 0" (3.78m x 2.13m) Rear aspect upvc double glazed window, emergency pull cord, radiator, built in wardrobe with hanging rail and shelving, wall mounted consumer unit, textured ceiling with coving.

REFITTED SHOWER ROOM

Three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cupboard below, double shower cubicle with power shower. Mainly tiled walls, chrome heated towel rail, emergency pull cord, tiled floor, extractor fan, textured ceiling with inset lighting.

COMMUNAL GROUNDS

Well tended established communal grounds with residents car park.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

We have been advised by the seller that the current service/maintenance/ground rent/ buildings insurance and water is £350.00PCM.

Remaining Lease 960 Years

