



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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.



## 15 Rapallo Close

Farnborough, Hampshire GU14 7DJ

£300,000 Leasehold Share of Freehold

A top floor apartment situated in the sought after Rapallo Close within a short walk of Farnborough Town Centre and Mainline Station ( Waterloo 37 mins) offered for sale with no onward chain. Accommodation comprises entrance lobby, hallway, living room with west facing balcony, three double bedrooms, bathroom, separate wc. Features include replacement 'Worcester' gas central heating combination boiler, garage in block and communal residents parking bays. EER 'C'.



**GROUND FLOOR**

**COMMUNAL ENTRANCE**

Stairs to upper floors, communal lighting.

**SECOND FLOOR**

**ENTRANCE LOBBY**

Rear aspect double glazed window, cloaks cupboard.

**HALLWAY**

Side aspect hardwood door with security eye glass, doors to all rooms, built in airing cupboard housing replacement 'Worcester' gas central heating combination boiler, further built in cloaks cupboard, textured ceiling with access to loft space via hatch.

**LIVING ROOM**

4.64m x 3.27m (15' 3" x 10' 9") Front aspect double glazed sliding patio door to west facing balcony with space for bistro table and chairs, side aspect double glazed window, radiator, Cable point, textured and coved ceiling.

**KITCHEN**

3.12m x 3.07m (10' 3" x 10' 1") Rear aspect double glazed window, matching range of eye and base level units incorporating granite effect 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 with grill below extractor, under counter washing machine, upright fridge/freezer. Breakfast bar, tiled splashbacks, laminate flooring, radiator, textured ceiling.

**BEDROOM ONE**

3.65m x 3.35m (12' 0" x 11' 0") Front aspect double glazed window, radiator, textured and coved ceiling.

**BEDROOM TWO**

3.68m x 3.05m (12' 1" x 10' 0") Rear aspect double glazed window, radiator, textured and coved ceiling.

**BEDROOM THREE**

3.65m x 2.57m (12' 0" x 8' 5") Front aspect double glazed window, radiator, textured and coved ceiling.

**BATHROOM**

Rear aspect opaque double glazed window, pedestal mounted wash basin, p-shape panel enclosed bath with curved shower screen and 'Mira' thermostatic shower over. Heated chrome towel rail, tiled splashbacks, vinyl flooring, mirror fronted bathroom cabinet with courtesy light, textured ceiling.

**SEPARATE WC**

Side aspect opaque double glazed window, low level wc, vinyl flooring, textured ceiling.

**COMMUNAL GROUNDS**

Well maintained grounds with established lawn, trees and shrubs, communal residents parking bays, courtesy lighting, access to residents garages.

**GARAGE**

5.16m x 2.41m (16' 11" x 7' 11") Situated at the end of a row with up and over door.

**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 that the property comes with a share of the freehold, the remaining lease term is 954 years, no ground rent is payable and the annual service charge is £1,440 which is paid quarterly at £360.

