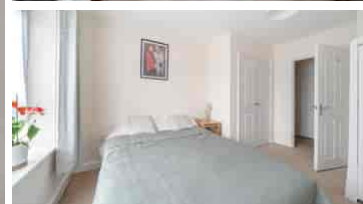


£185,000 Leasehold

Bell Court, Merlin Road, Farnborough, Hampshire GU14 7HR



- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Large Windows
- Close to Farnborough Town Centre
- Approx. 592 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Parking Space
- Station Within Easy Reach

## GENERAL DESCRIPTION

A generously-sized and smartly-presented apartment on the ground floor of this modern development. The spacious reception room features large windows and an attractive semi-open-plan kitchen with walnut-style units. The bedroom has a fitted wardrobe and there is useful, built-in hallway storage. Well insulated walls and modern double glazing make for a good energy-efficiency rating. Heating and hot water is provided by an air source heat pump. Bell Court is close to the centre of town where a wide variety of shops can be found. The property comes with use of an allocated parking space plus Farnborough Railway Station (for trains to Basingstoke, Portsmouth Harbour or London Waterloo) can be reached on foot, via bus or by brief bike ride. In addition, Farnborough North Station offers services between Reading and Gatwick Airport.

**Tenure:** Leasehold (125 years from 17/09/2008).

**Service Charge:** £219.28 per month (subject to annual review).

**Council Tax:** Band B, Rushmoor Borough Council.

**Please Note:** This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception Room

16' 2" max. x 14' 3" max. (4.93m x 4.34m)

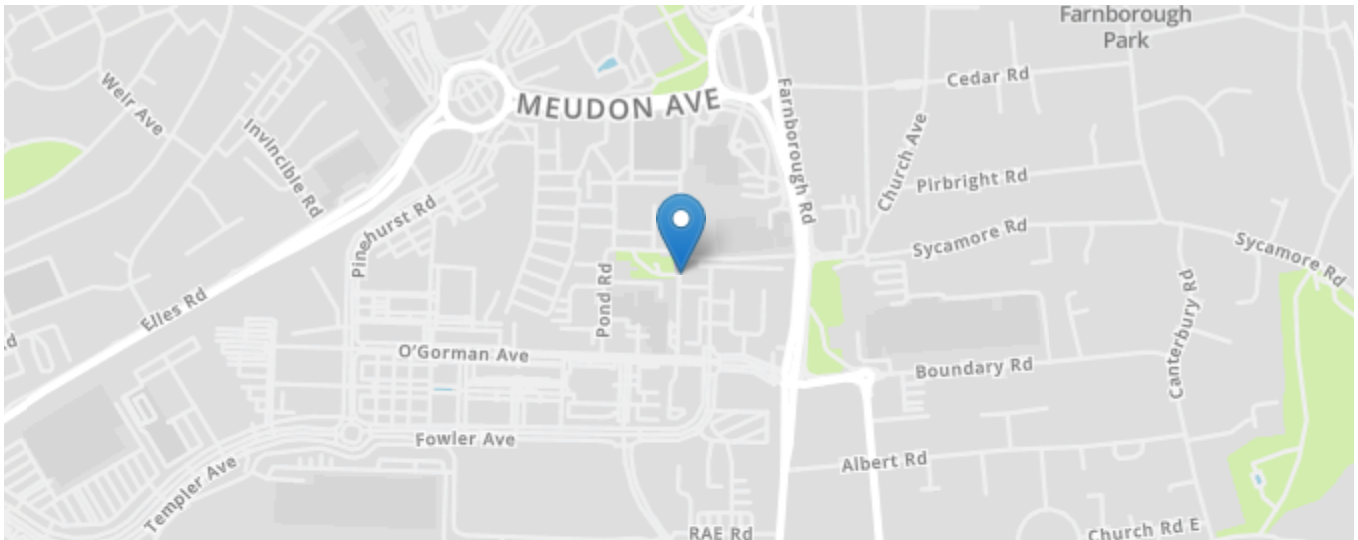
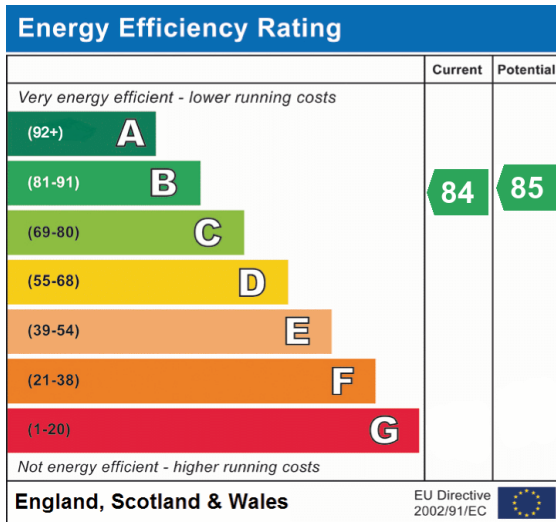
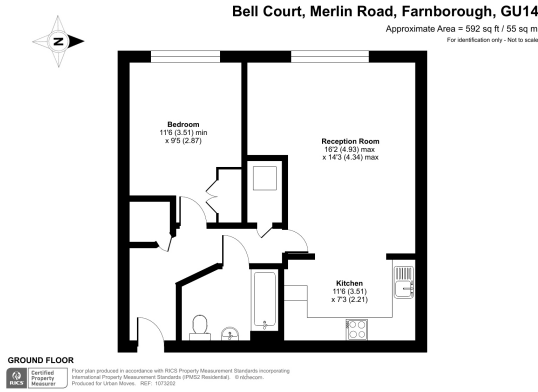
#### Kitchen

11' 6" x 7' 3" (3.51m x 2.21m)

#### Bedroom

11' 6" x 9' 5" (3.51m x 2.87m)

#### Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.