## 38 Calloway House, Coombe Way Farnborough, GU14 7FT











## £179,950 Leasehold

- · Refurbished throughout
- Master Bedroom with fitted wardrobe
- Third Floor with lift
- South West Facing Balcony
- Communal Gardens









- Modern one bedroom apartment
- Secure Under-croft Parking
- Re-fitted kitchen & Appliances
- 108 Year Lease Remaining
- No onward chain







## Summary

A refurbished modern purpose built third floor apartment with a lift to all floors and close proximity to Farnborough mainline station and town centre. The accommodation comprises an entry phone system, entrance hall, open plan living room/kitchen with a south west facing private balcony, refitted kitchen with built-in appliances, master bedroom with built-in wardrobe, shower suite and secure under-croft parking space. Other features also include gas central heating, double glazing, new carpets and no onward chain.

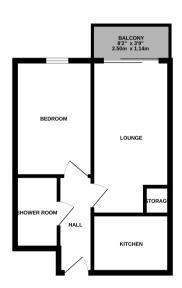
EPC: C Council Tax B: £1,641.33 p.a. Ground Rent: £200 p.a. Maintenance Charge: £2,378.56 p.a. Lease: 125 years from 24/12/2008 (108 years left)

Location: The property is centrally located within the thriving town of Farnborough with its two precincts, cinema, reputable schools and many business headquarters. Commuter links are provided to the M3 and major roads, providing excellent links to the coast, city and airports. A choice of three stations, Farnborough main, Farnborough North and North Camp, collectively serve links to London Waterloo, Reading and Gatwick Airport.

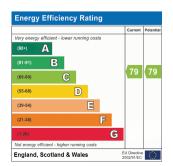




GROUND FLOOR



White very valency has been made to ensure the accuracy of the floorplan credained here, measurement of doors, indeed, receive all any other items are approximate and no supportability in balls for any error orisistion or mis-sistement. This plan is for float/able purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been fested and no guarant as to their operability or efficiency on the given. Mode with Nethropia CCDC4.



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