



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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 4, Fernleigh Court 2 Elm Grove Road

Farnborough, Hampshire GU14 7RB

£175,000 Leasehold

A first floor flat conveniently situated on the doorstep of Farnborough Town Centre and within minutes walk of Farnborough Mainline Station (Waterloo 37mins). Accommodation comprises entrance hall, living/dining room, kitchen, two bedrooms, bathroom. Features include garage in nearby block and no onward chain. Energy Efficiency Rating 'D'

COMMUNAL STAIRWAY

Access to first and second floors, courtesy lighting.

PORCH

Tiled step, meter cupboard.

ENTRANCE HALL

Front aspect door with opaque glazed inserts, doors to all rooms, laminate flooring, electric heater.

LIVING/DINING ROOM

15' 3" x 11' 6" (4.65m x 3.51m)
Rear aspect upvc double glazed window with secondary glazing, broadband and telephone points, Cable point, laminate flooring, electric heater, two wall lights.

KITCHEN

15' 0" x 7' 2" (4.57m x 2.18m)
Front aspect upvc double glazed window, range of eye and base level units incorporating marble effect roll edge work surfaces with inset stainless steel sink unit with mixer tap. Space for electric cooker, plumbing and space for washing machine, space for fridge/freezer, laminate flooring, tiled splashbacks, bi-folding door to airing cupboard housing hot and cold water tanks.

BEDROOM ONE

12' 0" x 9' 7" (3.66m x 2.92m)
Front aspect upvc double glazed window, laminate flooring, electric heater.

BEDROOM TWO

12' 0" x 8' 2" (3.66m x 2.49m) Side aspect upvc double glazed window, laminate flooring, electric heater.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin, panel enclosed bath with mixer tap. Wall mounted electric shower and screen over bath, tiled walls, tiled floor.

GARAGE

Situated in nearby block, up and over door.

AGENTS NOTE

We have been advised by the seller that the remaining lease term is circa 83 years and the current charges including ground rent, service charge and buildings insurance are approximately £150 pcm

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.

