



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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 22 Meadview Court

Clockhouse Road, Farnborough, Hampshire GU14 7NW £100,000 Leasehold

A very well presented refurbished second floor retirement apartment offered for sale with no onward chain situated within minutes walk of Farnborough Town Centre and Mainline Station. Accommodation comprises entrance hall, living/dining room, refitted kitchen, double bedroom, refitted shower room. Residents enjoy private use of the gardens and parking as well as communal laundry and lounge with kitchenette. Energy Efficiency

GROUND FLOOR

COMMUNAL ENTRANCE

Security door entry system linked to residents tv, stairs and lift to all floors, access to residents lounge, laundry room and guest suite.

SECOND FLOOR

ENTRANCE HALL

Doors to living/dining room, bedroom and refitted shower room, built in storage cupboard housing hot water cylinder, slatted shelving, consumer unit, electric meter and telephone point. Wall mounted entry system panel with emergency pull cord, wall mounted heating control, brand new carpet, textured ceiling with coving.

LIVING/DINING ROOM

20' 4" x 10' 4" (6.20m x 3.15m) Rear aspect upvc double glazed window, two wall mounted electric storage heaters, wall light points, tv aerial point, telephone connection point, emergency pull cord. Twin opening doors to kitchen, space suitable for dining table and chairs, brand new carpet, textured ceiling with coving.

REFITTED KITCHEN

7' 2" x 7' 1" (2.18m x 2.16m) Side aspect upvc opaque double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl single drainer sink unit with mixer tap. Spaces for electric cooker and fridge/ freezer, part tiled walls, extractor fan, vinyl floor, textured ceiling with coving.

BEDROOM

15' 9" x 9' 0" (4.80m x 2.74m) Rear aspect upvc double glazed window, wall mounted electric storage heater, wall light points, emergency pull cord, brand new carpet, textured ceiling with coving.

REFITTED SHOWER ROOM

Three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, double width shower cubicle with sliding doors. Part tiled walls, wall light point, fitted mirror, extractor fan, wall mounted electric heater, vinyl floor, smooth finish ceiling.

COMMUNAL GROUNDS

Landscaped grounds offering communal parking and attractive residents gardens with a variety of trees and shrubs.

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.

