



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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 Briar Patch 11 Salisbury Road

Farnborough, Hampshire GU14 7AN

£235,000 Leasehold

A two bedroom modern first floor apartment offered for sale with no onward chain ideally situated within minutes walk of Farnborough Mainline Station and Town Centre. Accommodation comprises open plan kitchen/living room, two bedrooms, ensuite shower room, bathroom. Features include gas central heating, upvc double glazing, private residents car park with security gate and entry system. EER 'C'

### **ENTRANCE LOBBY**

Front aspect door giving access to/from communal hall and stairway, space for coats and shoes, consumer unit, laminate flooring, smooth finish ceiling with coving, door to:

### **OPEN PLAN KITCHEN/LIVING ROOM**

6m x 3.74m (19' 8" x 12' 3") Front aspect upvc double glazed window, radiator, broadband point, communal aerial and Sky television points. Fitted range of high gloss kitchen units finished with solid wood worksurfaces extending into breakfast bar, inset stainless steel sink unit with mixer tap, tiled splashback, built in four ring gas hob and fan assisted electric oven below extractor hood, plumbing and space for washing machine, space for tumble dryer or dishwasher, integrated fridge and freezer. Wall mounted concealed gas central heating combination boiler, laminate flooring, smooth finish ceiling with coving and inset downlighters.

### **INNER HALL**

Wall mounted entry phone handset, doors to both bedrooms and bathroom, radiator, laminate flooring, smooth finish ceiling with coving.

### **BEDROOM ONE**

3.40m x 2.84m (11' 2" x 9' 4") Rear aspect upvc double glazed window, radiator, laminate flooring, smooth finish ceiling with coving, door to:

### **ENSUITE SHOWER ROOM**

Three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap, shower enclosure with fitted 'Grohe' thermostatic shower, tiled splashbacks, shaver point, heated chrome towel rail, laminate flooring smooth finish ceiling with coving, extractor and inset downlighters

### **BEDROOM TWO**

3.27m x 2.13m (10' 9" x 7' 0") excluding door recess. Rear aspect upvc double glazed window, radiator, laminate flooring, smooth finish ceiling with coving

### **BATHROOM**

Side aspect upvc opaque double glazed window, four piece suite comprising low level wc, vanity unit inset wash basin with mixer tap, panel enclosed corner bath with mixer tap and shower attachment, shower cubicle with fitted 'Grohe' thermostatic shower. Tiled splashbacks, shaver point, heated chrome towel rail, laminate flooring, smooth finish ceiling with coving, extractor and inset downlights.

### **COMMUNAL GROUNDS**

Private grounds accessed by automated security gate, hardstanding residents car park with marked bays, communal garden to rear, area for bin storage, timber built bicycle store.

### **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 of the following lease information:

Lease: Approximately 107 Years remaining  
Ground Rent: £250 p/a ( payable over two payments of £125 every six months)  
Service Charge: £183.88 pcm

