



## 15 Collingwood

Farnborough, Hampshire GU14 6LX

£210,000 Leasehold

A superbly presented top floor apartment situated on the sought after Sycamore Park development in South Farnborough offering easy access to local schools, shops and playing fields as well as excellent road and rail links. The well balanced accommodation features a light and bright living room with Juliet balcony, a good sized bedroom with built in double wardrobe, refitted kitchen and bathroom. The property comes complete with two numbered parking spaces in the residents car park, security door entry system and use of the communal grounds which include bin storage area, bike store and clothes drying area with rotary lines. EER 'C'

TOTAL FLOOR AREA : 492 sq.ft. (45.7 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.

### COMMUNAL LOBBY

Security door entry system, stairs to upper floors, communal lighting.

### ENTRANCE HALL

Wall mounted security entry handset, doors to all rooms, built in airing cupboard housing steel cylinder tank, built in cloaks cupboard, wall mounted consumer unit, laminate flooring, textured and coved ceiling with access to loft space via hatch.

### LIVING ROOM

4.17m x 3.78m (13' 8" x 12' 5") Side aspect double glazed sliding doors with Juliet balcony offering far reaching views, rear aspect upvc double glazed window, Cable point, app controllable electric radiator, textured and coved ceiling.

### KITCHEN

2.8m x 2.8m (9' 2" x 9' 2") Rear and side aspect upvc double glazed windows, refitted matching range of eye and base level units with butchers block effect roll edge worksurfaces and matching upstand with inset stainless steel sink unit with swan neck mixer tap. Built in four ring ceramic hob and fan assisted oven with grill below concealed extractor, plumbing and space for washing machine, space for fridge/freezer, space for table and chairs, laminate flooring, textured ceiling.

### BEDROOM

3.78m x 2.77m (12' 5" x 9' 1") Side aspect upvc double glazed window, built in double wardrobe offering storage over hanging rail and shelf fronted via sliding doors, app controllable electric radiator, textured and coved ceiling.

### BATHROOM

Side aspect upvc opaque double glazed window, refitted three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage drawers below, panel enclosed bath with mixer tap incorporating shower attachment. Glass shower screen over bath, heated chrome towel rail, wall mounted mirror fronted bathroom cabinet, tiled walls, tiled floor, textured ceiling with inset extractor.

### COMMUNAL GROUNDS

Well kept mainly laid to lawn grounds with established trees and hedges, communal bin storage area, bike shelter and clothes drying area with rotary lines, residents car park with numbered allocated spaces.

### AGENTS NOTE

We have been advised by the seller that the remaining lease term is circa 96 years, the ground rent is currently £175 per annum and the service charge is currently circa £1,500 per annum.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

