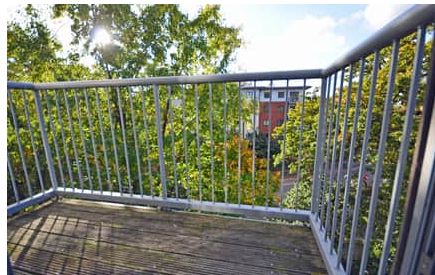


38 Calloway House, Coombe Way Farnborough, GU14 7FT



£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



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899

1 Guildford Road, Frimley Green, Surrey, GU16 6NL

Summary

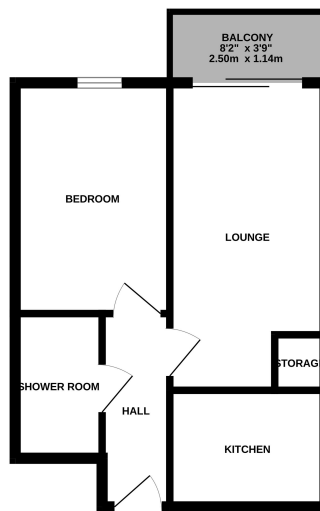
A refurbished modern purpose built third floor apartment with a lift to all floors and close proximity to Farnborough mainline station and town centre. The accommodation comprises an entry phone system, entrance hall, open plan living room/kitchen with a south west facing private balcony, refitted kitchen 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



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, floors and site area forms no representation and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given.
 Made with MyHome 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair, though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.