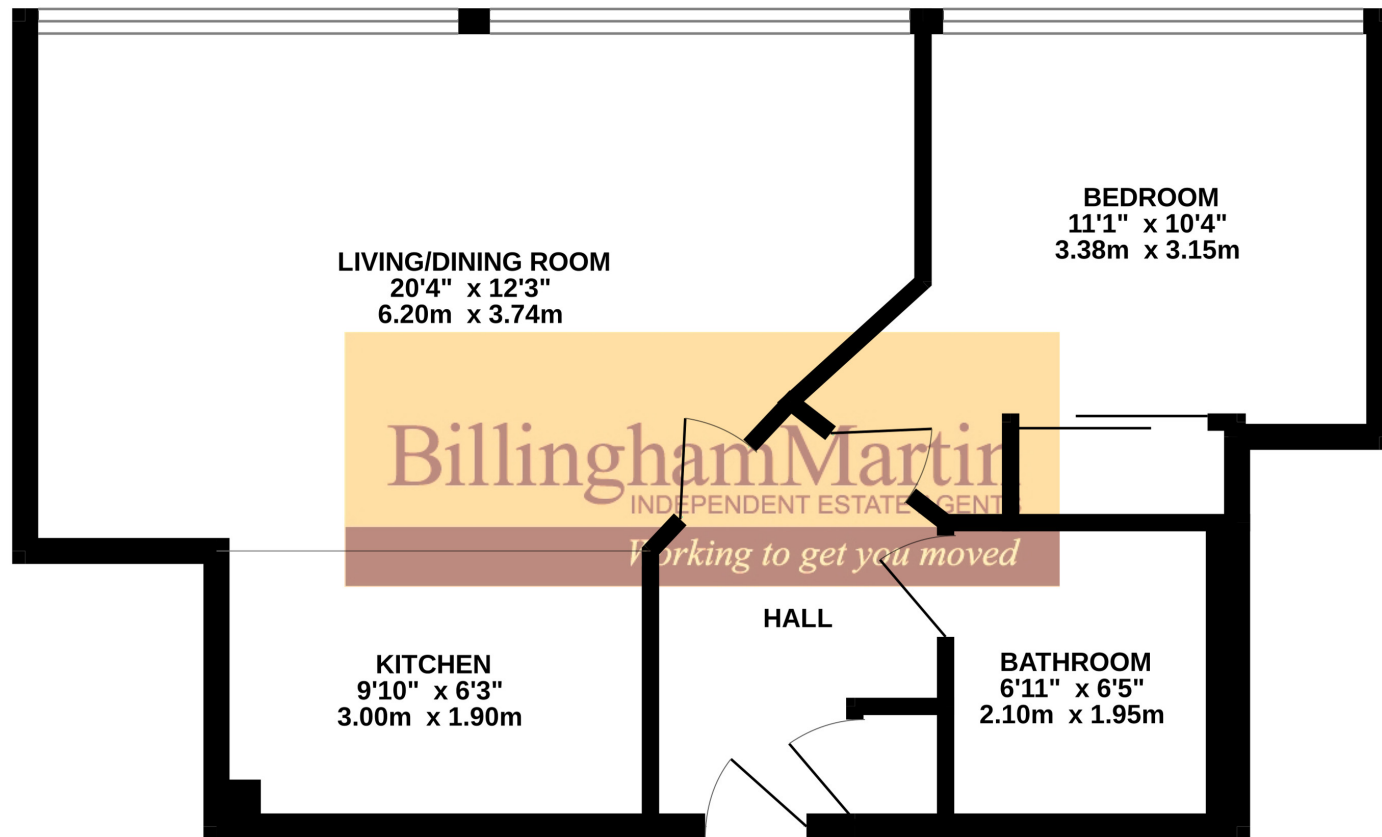


SECOND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.5 sq.m.) approx.  
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## 43 Wessex Court

Kestrel Road, Farnborough, Hampshire GU14 7WY

£190,000 Leasehold

A superbly presented apartment forming part of the Farnborough Central Development completed by Messrs Redrow Homes offering easy access to the Town Centre, the areas major road and rail links, amenities and public open spaces.

Accommodation comprises entrance hall, living/dining room, kitchen, bedroom, bathroom, features include no onward chain, residents lift, allocated parking space in residents car park, security door entry system, secure residents bike store. EER 'B'.



## GROUND FLOOR

### BIKE STORE

Secure residents bike store located adjacent to entrance.

### COMMUNAL ENTRANCE

Security entry system, individual post boxes, lift and stairs to upper floors.

## SECOND FLOOR

### ENTRANCE HALL

Fitted coir mat, wall mounted security entry phone handset, doors to living/dining room, bedroom and bathroom. Airing cupboard housing cylinder tank below slatted shelving, broadband and telephone points, wall mounted electric heater, smooth finish ceiling.

### LIVING/DINING ROOM

6.20m x 3.74m (20' 4" x 12' 3") max. Front aspect stunning full width double glazed windows, space for both lounge and dining furniture, communal Sky feed (subscription required), wall mounted electric heater, open plan to kitchen, smooth finish ceiling.

### KITCHEN

3.0m x 1.9m (9' 10" x 6' 3") Fitted range of eye and base level units incorporating square edge marble effect work surfaces with matching upstands and inset one and a third bowl stainless steel sink unit with mixer tap. Built in four ring ceramic hob with brushed steel splashback and extractor over, built in fan assisted oven, integrated washing machine, fridge and freezer. Mainly tiled walls, tiled floor, under unit lighting, smooth finish ceiling with inset downlighters and extractor.

### BEDROOM

3.38m x 3.15m (11' 1" x 10' 4") max including wardrobe and recess. Front aspect full width double glazed window, wall mounted electric heater, fitted double wardrobe fronted via twin sliding doors offering storage over double hanging rails and shelf, smooth finish ceiling with inset downlighters.

### BATHROOM

Three piece suite comprising low level wc, floating wash basin with mixer tap, panel enclosed bath with mixer tap and flush fitted thermostatic shower over with screen. Heated chrome towel rail, fitted mirror, shaver point, tiled floor, part tiled walls, smooth finish ceiling with extractor.

### 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: 125 years from 1/1/2008

Ground Rent: £135 p/a

Service Charge: £1534.76 p/a

