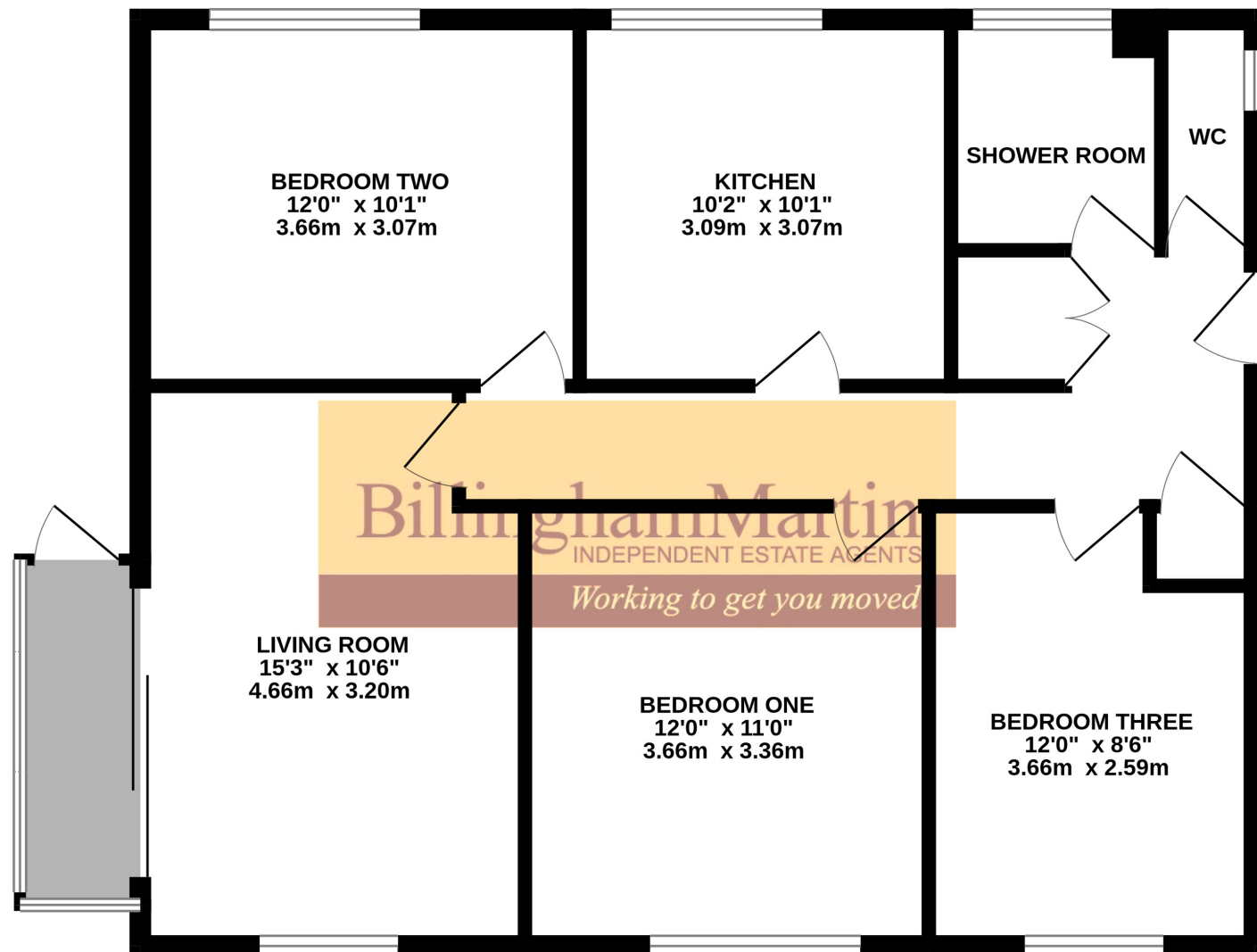


GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.
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7 Rapallo Close

Farnborough, Hampshire GU14 7DJ

£300,000 Leasehold Share of Freehold

A well presented ground floor apartment forming part of the sought after Rapallo Close development enjoying easy access to Farnborough Main Station (Waterloo 37 mins) and Town Centre being offered for sale with no onward chain and a remaining lease term of circa 953 years. Accommodation comprises entrance hall, living room with private terrace, three double bedrooms, shower room, cloakroom. Features to note include garage in nearby block and south-west facing terrace offering access and views over well kept established communal grounds. EER 'tbc'.

GROUND FLOOR

ENTRANCE LOBBY

Front aspect upvc glazed door and side panel, quarry tiled floor, storage cupboard housing gas meter, wall mounted cabinet housing electric meter, door to stairwell, door to entrance hall.

ENTRANCE HALL

Side aspect hardwood door, built in cloaks cupboard housing consumer unit, hanging rail and shelf, twin opening doors to shelved storage cupboard, doors to all rooms, wall mounted digital thermostat,

LIVING ROOM

4.66m x 3.20m (15' 3" x 10' 6") Rear aspect upvc sliding sash double glazed window, side aspect double glazed sliding patio door to private terrace, radiator, broadband point, coved ceiling.

KITCHEN

3.09m x 3.07m (10' 2" x 10' 1") Front aspect upvc double glazed window with sliding sash, matching range of eye and base level units with marble effect work surfaces and inset one and a third bowl single drainer stainless steel sink unit with mixer tap. Built in fan assisted 'Neff' oven with grill and four ring gas hob below extractor, plumbing and space for washing machine and dishwasher, space for upright fridge/freezer. Breakfast bar, wall mounted 'Worcester' gas central heating combination boiler, tiled splashbacks, under unit lighting, vinyl flooring.

BEDROOM ONE

3.66m x 3.36m (12' 0" x 11' 0") Rear aspect upvc double glazed window with sliding sash, radiator, coved ceiling.

BEDROOM TWO

3.66m x 3.07m (12' 0" x 10' 1") Front aspect upvc double glazed window with sliding sash, radiator, coved ceiling with central rose.

BEDROOM THREE

3.66m x 2.59m (12' 0" x 8' 6") Rear aspect upvc double glazed sliding sash window, radiator, coved ceiling.

SHOWER ROOM

Front aspect upvc opaque double glazed sliding sash window, wall mounted wash basin with mixer tap, corner shower cubicle with twin sliding curved doors and fitted 'Mira' shower. Part tiled walls, base level cabinet housing water softener, wall mounted bathroom cabinet, radiator, vinyl flooring.

CLOAKROOM

Side aspect upvc opaque double glazed sliding sash window, low level wc, radiator, vinyl flooring.

PRIVATE TERRACE

2.86m x 1.00m (9' 5" x 3' 3") Tiled floor, metal balustrade with glazed panels and opening panel giving access onto communal grounds, the terrace benefits from a south-westerly aspect and enjoys views over an expanse of mainly laid to lawn garden.

GARAGE

5.13m x 2.42m (16' 10" x 7' 11") Situated in nearby block with up and over door.

COMMUNAL GROUNDS

Well kept established grounds being mainly laid to lawn with residents parking bay and access to garages, communal lighting, gates giving rear access, bin storage areas.

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

The seller has advised us the property is sold with an equal share of the freehold with no ground rent being payable, a remaining lease term of circa 953 years and an annual service charge of £1,440 which includes buildings insurance.

