



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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 5, Ward Court, 2 Rectory Road

Farnborough, Hampshire GU14 7DG

£210,000 Leasehold

A top floor apartment situated within minutes walk of Farnborough Main Station and Town Centre offered for sale with no onward chain. Accommodation comprises entrance hall, open plan living room/kitchen, bedroom, four piece bathroom. Features include 117 years remaining on lease, allocated parking space, kitchen with integrated appliances and gas central heating. EER 'B'

GROUND FLOOR

COMMUNAL ENTRANCE LOBBY

Double glazed entrance door with double glazed side panel, security door entry system, stairs to upper floors, communal lighting.

TOP FLOOR

ENTRANCE HALL

Multi point locking composite door with security eye glass, doors to all rooms, wall mounted security entry phone handset, thermostat, radiator, 'Karndean' flooring, smooth finish ceiling with inset downlighters.

OPEN PLAN LIVING ROOM/KITCHEN

5.69m x 4.15m (18' 8" x 13' 7") max narrowing to 3.82m. Front aspect upvc double glazed windows, Cable point, communal television aerial point, two radiators, low level door giving access to eave storage. Matching range of eye and base level units incorporating low profile granite work surfaces with matching upstand and inset stainless steel sink and mixer tap. Built in four ring gas hob with brushed steel splashback and fan assisted electric oven below extractor, integrated fridge, freezer, dishwasher and washing machine. Wall mounted concealed gas central heating combination boiler, 'Karndean' flooring, smooth finish ceiling with inset downlighters.

BEDROOM

3.81m x 3.68m (12' 6" x 12' 1") max. Rear aspect upvc double glazed window, recess suitable for wardrobe, radiator, smooth finish ceiling.

FOUR PIECE BATHROOM

Rear aspect upvc double glazed window, four piece suite comprising low level wc, floating vanity unit inset wash basin with mixer tap, panel enclosed bath with mixer tap, shower enclosure with fitted dual heated thermostatic shower and tray. Heated chrome towel rail, tiled splashbacks, 'Karndean' flooring, extractor, low level storage recess, smooth finish ceiling with inset downlighters.

COMMUNAL GROUNDS

Mainly laid to lawn frontage with brick built wall and iron gate giving access, timber built bin store and bicycle store to side, path leading to car park.

RESIDENTS CAR PARK

Hardstanding car park with marked allocated parking bays and visitor spaces.

AGENTS NOTE

The measurements shown are to a maximum and do not take into account areas of restricted head height.

We have been advised by the seller the remaining lease term is circa 117 years and the current monthly service charge is £116 which includes ground rent and buildings insurance.

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.

