



TOTAL FLOOR AREA : 446 sq.ft. (41.5 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 24, Wilmot Court 76-84 Victoria Road

Farnborough, Hampshire GU14 7NS

£120,000 Leasehold

A purpose built warden assisted retirement flat situated within minutes walk of Farnborough Town Centre and Mainline Station offered for sale in excellent decorative order. Accommodation comprises entrance hall, living/dining room, kitchen, generous bedroom with fitted wardrobes, bathroom. Wilmot Court offers a range of services and amenities including private residents garden and lounge, laundry room, lift to all floors and secure gated entry system. Energy Efficiency Rating 'B'

GROUND FLOOR

COMMUNAL ENTRANCE

Secure entry door system, access to residents lounge and laundry room, stairs and lift to upper floors.

SECOND FLOOR

ENTRANCE HALL

Front door with security eye glass, doors to living/dining room, bedroom and bathroom, built in linen cupboard housing water heater. Intercom security entry panel, emergency pull cord, 'Karndean' flooring, textured and coved ceiling.

LIVING/DINING ROOM

17' 10" x 11' 3" (5.44m x 3.43m) Rear aspect upvc double glazed window, feature fireplace with stone surround and electric insert, wall mounted electric heater, television point linked to security system, emergency pull cord, telephone connection point. Space suitable for dining table and chairs, twin opening doors to kitchen, cupboard housing consumer unit, textured ceiling with coving.

KITCHEN

9' 0" x 5' 9" (2.74m x 1.75m) Rear aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl single drainer sink unit. Built in four ring electric hob below extractor fan, electric fan assisted oven, integrated fridge and freezer, part tiled walls, emergency pull cord, wall mounted electric heater, vinyl flooring, textured ceiling with coving.

BEDROOM

15' 7" x 9' 7" (4.75m x 2.92m) excluding wardrobe. Rear aspect upvc double glazed window, emergency pull cord, fitted wardrobes with hanging rails and shelving, range of fitted drawers, wall mounted electric heater, television point, telephone connection point, textured ceiling with coving.

BATHROOM

Three piece suite comprising low level wc, vanity inset wash hand basin with storage cupboard below, panel enclosed bath with shower over, fitted hand rails. Emergency pull cord, fully tiled walls, heated towel rail, extractor, wall mounted electric heater, wall mounted mirror and light, 'Karndean' flooring, textured ceiling with coving.

COMMUNAL GROUNDS

Secure pedestrian and vehicular access gates, hardstanding residents car park, block paved seating area with well stocked borders and timber pergola.

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.

