



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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 18 Canterbury Court

Farnborough, Hampshire GU14 6TZ

£265,000 Leasehold Share of Freehold

A two double bedroom second floor apartment forming part of the prestigious Canterbury Gardens development constructed by H H Hilder and Sons offered for sale with no onward chain. Accommodation comprises entrance lobby, hall, living/dining room, kitchen, utility room, main bedroom with ensuite shower room, second bedroom with walk-in wardrobe, bathroom. Features include share of freehold, gas central heating, beautifully kept grounds, residents lift, private residents car park and security door entry system. Energy Efficiency Rating 'B'.

GROUND FLOOR

COMMUNAL ENTRANCE

External security entry phone panel, communal hall with lift and stairs to all floors.

SECOND FLOOR

ENTRANCE LOBBY

Front aspect door, space for coats and shoes, wall mounted consumer unit, luxury vinyl flooring, door to hall, smooth finish ceiling.

HALL

Doors to living/dining room, both bedrooms and bathroom, built in storage cupboard, security entry phone handset, luxury vinyl flooring, smooth finish ceiling with coving.

LIVING/DINING ROOM

3.76m x 5.53m (12' 4" x 18' 2")max. Side aspect double glazed bay window, stone effect fireplace with coal effect gas fire, two radiators, space suitable for dining table and chairs, wall mounted heating control, squared archway to kitchen, smooth finish ceiling with cornice.

KITCHEN

2.08m x 3.14m (6' 10" x 10' 4") Side aspect double glazed window, matching range of eye and base level units incorporating roll edge work surfaces with inset one and a third bowl stainless steel sink unit with mixer tap. Built in four ring gas hob and fan assisted oven below extractor hood, integrated dishwasher and fridge/freezer. Wall mounted concealed replacement gas combination boiler, tiled splashbacks, tiled floor, doorway to utility room, smooth finish ceiling with coving.

UTILITY ROOM

1.24m x 1.42m (4' 1" x 4' 8") Matching range of eye and base level units incorporating roll edged work surface with inset sink unit with mixer tap, plumbing and space for washing machine, smooth finish ceiling with coving and inset lighting.

BEDROOM ONE

3.73m x 3.71m (12' 3" x 12' 2") Front aspect double glazed window, radiator, door to ensuite, smooth finish ceiling with coving.

ENSUITE

Three piece suite comprising low level wc, pedestal mounted wash hand basin, shower cubicle. Part tiled walls, radiator, tiled flooring, extractor, smooth finish ceiling with coving.

BEDROOM TWO

3.04m x 3.74m (10' 0" x 12' 3") Front aspect double glazed bay window, radiator, walk-in wardrobe, smooth finish ceiling.

BATHROOM

Three piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower over. Part tiled walls, heated towel rail, tiled flooring, extractor, smooth finish ceiling with coving.

COMMUNAL GROUNDS

Residents car park with numbered bays and visitor spaces, well kept grounds being mainly laid to lawn to rear with established borders, timber built bin storage shed.

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 information:

Owns a share of freehold

Lease: Approximately 102 Years remaining

Service Charge: Current year circa £2,300

