



Flat 1 Spean House

9 Church Road East, FARNBOROUGH GU14 6HQ

£250,000 Leasehold

Situated in the highly sought after 'Church Circle' area of South Farnborough is this superb ground floor two bedroom apartment. Accommodation comprises entrance hall, living/dining room, kitchen, two double bedrooms, bathroom. Features to note include new 99 year lease on completion, no onward chain, gas central heating, security door entry system and allocated parking. Energy Efficiency Rating 'C'

GROUND FLOOR

COMMUNAL ENTRANCE

Front aspect door with opaque double glazed insert, security door entry system, stairs to upper floors, rear door to parking and gardens, communal lighting.

ENTRANCE HALL

Side aspect door, wall mounted door entry phone, radiator, doors to all rooms, storage cupboard housing consumer unit, wall mounted heating control, smooth finish ceiling.

LIVING/DINING ROOM

14' 1" x 11' 4" (4.29m x 3.45m) Front aspect double glazed bay window, two radiators, Cable point, telephone point, space suitable for dining table and chairs, smooth finish ceiling with coving.

KITCHEN

14' 1" x 7' 0" (4.29m x 2.13m) Front aspect double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl single drainer sink unit with mixer tap. Built in four ring gas hob with electric oven below extractor fan above, plumbing and space for washing machine, space for fridge/freezer, larder cupboard, wall mounted combination boiler, part tiled walls, vinyl floor, smooth finish ceiling.

BEDROOM ONE

14' 10" x 10' 1" (4.52m x 3.07m) Rear aspect double glazed window, radiator, built in double wardrobe with hanging rails and shelving, Cable point, smooth finish ceiling.

BEDROOM TWO

14' 10" x 8' 2" (4.52m x 2.49m) Rear aspect double glazed window, radiator, laminate flooring, smooth finish ceiling.

BATHROOM

Side aspect opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment. Fitted shower screen, chrome heated towel, part tiled walls, extractor fan, smooth finish ceiling.

COMMUNAL GROUNDS

Well kept laid to lawn gardens with established hedging and borders, private car park with residents and visitor spaces, washing lines, bike storage unit.

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.

The vendor has advised us that there will be a new 99 year lease upon completion.

Service charge, ground rent and building insurance is £140 pcm

