



TOTAL FLOOR AREA : 343 sq.ft. (31.8 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.



## 46 Brand House Coombe Way

Farnborough, Hampshire GU14 7GB

£170,000 Leasehold

A second floor one bedroom apartment situated within minutes walk of Farnborough Mainline Station (Waterloo 37 minutes), Town Centre and Queen Elizabeth Park. Accommodation comprises hall, living/dining room with west facing balcony, kitchen, bedroom, shower room. Features include security door entry system, lifts to all floors and well kept communal grounds. EER 'B'

## GROUND FLOOR

### COMMUNAL ENTRANCE

Security entry call panel, communal lighting, lift and stairs to upper floors.

## SECOND FLOOR

### HALL

Doors to living/dining room, bedroom and shower room, space for coats and shoes, radiator, security entry phone handset, consumer unit, telephone point, smooth finish ceiling.

### LIVING/DINING ROOM

4.9m x 2.44m (16' 1" x 8' 0") max. Rear aspect double glazed sliding door to west facing balcony with space for bistro table and chairs. Entertainment cluster, telephone and broadband points, two radiators, thermostat, airing cupboard housing hot water cylinder tank and boiler, smooth finish ceiling.

### KITCHEN

2.43m x 1.88m (8' 0" x 6' 2") max. Range of eye and base level units incorporating roll edge work surfaces with matching upstands and one and a third bowl stainless steel sink unit with mixer tap. Built in four ring electric hob with brushed steel splashback and fan assisted oven with grill below extractor hood, plumbing and space for integrated washing machine, space for fridge freezer, vinyl flooring, smooth finish ceiling with extractor.

### BEDROOM

3.13m x 2.49m (10' 3" x 8' 2") Rear aspect double glazed window, radiator, smooth finish ceiling.

### SHOWER ROOM

Three piece suite comprising cistern enclosed wc, inset wash basin, shower cubicle with folding door and 'Triton' shower. Wall mounted bathroom cabinet, radiator, tiled splashbacks, vinyl flooring, smooth finish ceiling with extractor.

### 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.

We have been advised by the seller that the the remaining lease term is circa 108 years, the current ground rent is £206 p/a and the service/maintenance charge is £186.93 p/m.

