



TOTAL FLOOR AREA : 515 sq.ft. (47.9 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 1, Fernleigh Court 2 Elm Grove Road

Farnborough, Hampshire GU14 7RB

£185,000 Leasehold

A two bedroom flat situated within minutes walk of Farnborough Town Centre and Mainline Station (Waterloo 37 mins) offered for sale with no onward chain and with a renewed lease on completion of circa 172 years.

Accommodation comprises entrance hall, living/dining room, kitchen, two bedrooms, bathroom. Features include garage in block and direct access onto communal roof top terrace. EER 'D'

FIRST FLOOR

STORM PORCH

Tiled step, electric meter cabinet.

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed inserts, squared archways to kitchen and living/dining room, folding doors to bedrooms, bathroom and built in airing cupboard housing cylinder tank below slatted shelving, wall mounted storage heater, wood flooring, smooth finish ceiling.

LIVING/DINING ROOM

5.79m x 3.06m (19' 0" x 10' 0") Rear aspect upvc double glazed window, wall mounted electric heater, Cable point, smooth finish ceiling.

KITCHEN

3.26m x 1.45m (10' 8" x 4' 9") Front and side aspect upvc double glazed windows, range of eye and base level units with marble effect roll edge work surfaces and inset stainless steel sink unit with mixer tap. Space for electric cooker below extractor hood, plumbing and space for washing machine, space for upright fridge/freezer, tiled splashbacks, wall mounted replacement consumer unit, tiled floor, smooth finish ceiling.

BEDROOM ONE

4.1m x 2.5m (13' 5" x 8' 2") Front aspect upvc double glazed window, full width fitted wardrobe offering storage over hanging rail and shelf fronted by three mirrored sliding doors, wall mounted electric heater, smooth finish ceiling.

BEDROOM TWO

3.7m x 1.9m (12' 2" x 6' 3") Rear aspect upvc double glazed window, wall mounted electric heater, smooth finish ceiling.

BATHROOM

Side aspect upvc double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with mixer tap incorporating shower attachment. Tiled walls, tiled floor, smooth finish ceiling.

GARAGE

Situated at the end of the block with up and over door.

AGENTS NOTE

We have been advised by the seller that lease will be renewed on completion to give a remaining term of circa 172 years, the ground rent is currently £25 per annum and the service charge is currently circa £1,848 per annum.

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.

