



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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.



36 Calloway House Coombe Way

Farnborough, Hampshire GU14 7FT

£230,000 Leasehold

A two double bedroom third floor apartment offered for sale with no onward chain situated within minutes walk of Farnborough Town Centre and Mainline Station (Waterloo 37 Minutes) as well offering easy access to the areas main commuter links giving access to London, Guildford, Reading and Basingstoke. Accommodation comprises entrance hall, living/dining room opening onto west facing balcony with space for bistro table and chairs, modern kitchen, two bedrooms, bathroom. Features include gas central heating, lift to all floors, allocated numbered parking bay in car park and use of private residents garden with seating. EER 'B'

GROUND FLOOR

COMMUNAL AREAS

Residents bin storage area and bicycle racks, two separate security door entrances giving access to communal halls, with stairs and lift to upper floors.

THIRD FLOOR

ENTRANCE HALL

Fitted coir mat, doors to living/dining room, both bedrooms and bathroom, wall mounted security entry phone handset, radiator, broadband point, smooth finish ceiling, airing/cloaks cupboard housing cylinder tank.

LIVING/DINING ROOM

4.79m x 3.66m (15' 9" x 12' 0") max. Dual aspect with south facing double glazed window and west facing double glazed sliding door to balcony with space for bistro table and chairs, side aspect double glazed window, radiators, smooth finish ceiling, squared opening to kitchen.

KITCHEN

3.07m x 2.60m (10' 1" x 8' 6") max. Matching range of eye and base level units finished with roll edged granite effect work surfaces with inset one and a third bowl stainless steel sink unit with mixer tap. Built in four ring electric hob and fan assisted oven below extractor, plumbing and space for washing machine, space for upright fridge/freezer, tied splashbacks, vinyl flooring, extractor, smooth finish ceiling.

BEDROOM ONE

4.92m x 2.70m (16' 2" x 8' 10") West aspect double glazed window, radiator, smooth finish ceiling.

BEDROOM TWO

3.87m x 2.19m (12' 8" x 7' 2") West aspect double glazed window, radiator, smooth finish ceiling.

BATHROOM

Three piece suite in white comprising low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap, thermostatic shower and screen over. Tiled splashbacks, fitted vanity mirror with courtesy light and shaver point, vinyl flooring, radiator, extractor, smooth finish ceiling.

PRIVATE RESIDENTS GARDEN

Enjoying an elevated position with ground floor security entrance gate, well kept planters, lawn and pathways with communal benches lighting, security entrance door to main building.

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 that the monthly service charge for the year ending March 2025 is £186.93 with a 'peppercorn' ground rent of £0 and the unexpired remaining lease term is circa 107 years.

