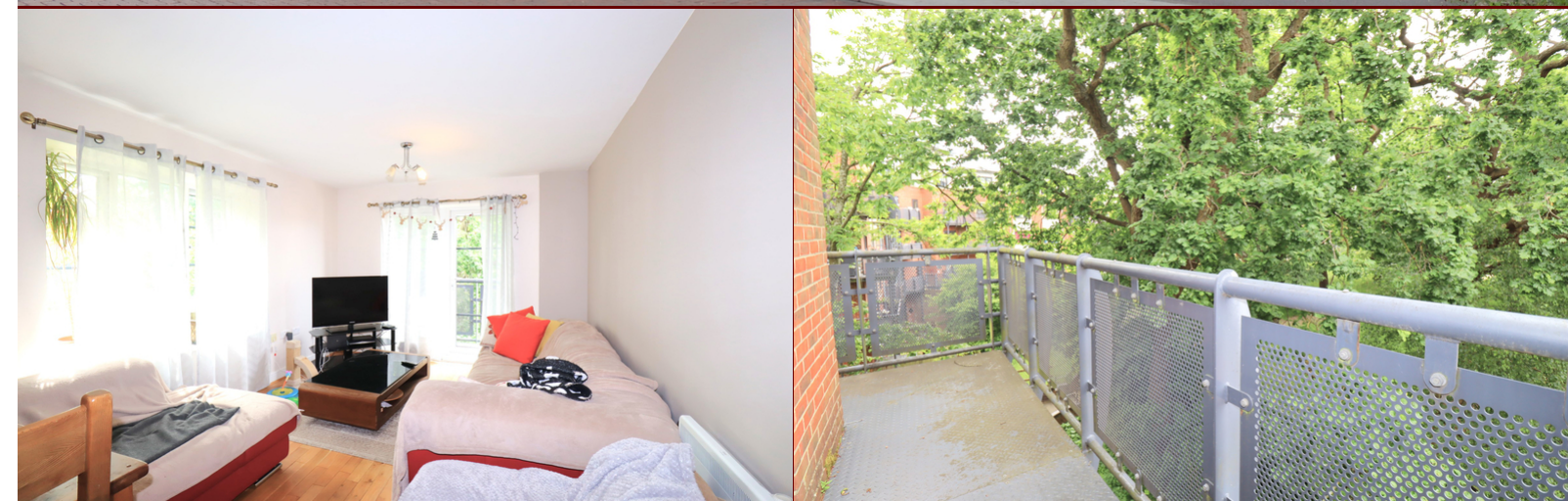


TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.
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PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The 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.



47 Buccaneer Court Kestrel Road

Farnborough, Hampshire GU14 7GP

£230,000 Leasehold

A well presented two bedroom apartment forming part of the Farnborough Central Development completed by Messrs Redrow Homes enjoying easy access to a wide range of amenities including the Town Centre, mainline station (Waterloo 37 mins), Nuffield Centre for Health and pubs/restaurants. Accommodation comprises entrance hall, 23ft open plan living room/kitchen with balcony, two bedrooms, ensuite shower room, bathroom. Features to note include residents lift, allocated parking space in residents car park, video security door entry system. Energy Efficiency Rating 'C'.

GROUND FLOOR

COMMUNAL ENTRANCE

Security video entry system, individual post boxes, lift and stairs to upper floors.

THIRD FLOOR

ENTRANCE HALL

Front aspect hardwood door, wall mounted security phone hand set, doors to living room/kitchen, bedrooms and bathroom, cupboard housing control panel and consumer unit, wall mounted electric heater, wood flooring, smooth finish ceiling.

LIVING ROOM/KITCHEN

23' 7" x 12' 9" (7.19m x 3.89m) narrowing to 10'10". Side aspect upvc double glazed window, rear aspect upvc double glazed window and door to balcony with views over the communal grounds, wall mounted eclectic heater, telephone point, tv and fm points, laminate flooring. Open plan kitchen with matching range of eye and base level units incorporating roll edged work surface with inset one and a quarter bowl sink unit with mixer tap. Built in four ring electric hob below extractor fan, fan assisted electric oven, integrated washer/dryer, dishwasher and fridge/freezer, tiled floor, smooth finish ceiling.

BEDROOM ONE

14' 0" x 8' 10" (4.27m x 2.69m) Rear aspect upvc double glazed window, wall mounted electric heater, built in double wardrobe with hanging rail and shelving, door to ensuite, smooth finish ceiling.

ENSUITE

Three piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, tiled shower cubicle with sliding doors and fitted shower. Chrome heated towel rail, mirror, shaver point, tiled floor, smooth finish ceiling with extractor.

BEDROOM TWO

14' 0" x 7' 11" (4.27m x 2.41m) Rear aspect upvc double glazed window, wall mounted electric heater, range of fitted wardrobes with hanging rails and shelving, smooth finish ceiling.

BATHROOM

Three piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower over. Part tiled walls, mirror, shaver point, chrome heated towel rail, tiled floor, smooth finish ceiling with extractor.

COMMUNAL GROUNDS AND SERVICES

Well kept grounds, with central circular seating area and established trees, residents bin store, bicycle racks, two separate security door entrances giving access to communal halls, with lift and stairs to upper floors.

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 lease information:

Lease: 125 years from 1/1/2008

Ground Rent: £264 p/a

Service Charge: £1920 p/a

