



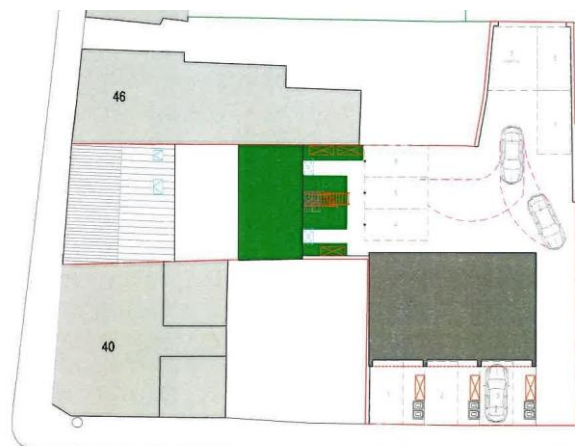
**property consultants**

PART OF **The Rowan Webster Group**



1 Rose Court, High Street, FARNBOROUGH, Hampshire GU14 6GQ  
£259,950 Freehold

HELP TO BUY AVAILABLE. A brand new 1-bedroom with an upstairs study end terrace house in a small bespoke development of just 6 homes in the centre of Northcamp village which will have a fully fitted kitchen including appliances, a downstairs cloakroom, & fitted carpets.



HIGH STREET

# 1 Rose Court, High Street, Farnborough, Hampshire GU14 6GQ

Further features include solar panel technology and gas fired central heating to radiators. This new home will be covered by a CRL 10 year warranty. A Show home is available for inspection (by appointment) to view specification & finish. Anticipated completion – May 2018.

**ENTRANCE:** Composite & part glazed front door to  
**CLOAKROOM:** Low level w.c., wash hand basin, wood effect plank style vinyl flooring  
**LIVING/DINING ROOM:** (7.8 x 3.8m) Front aspect; d/g window, tv point, radiator, stairs to first floor landing, carpet  
**OPEN PLAN KITCHEN:** Rear aspect; A fully fitted kitchen comprising of high gloss white coloured units with a single drainer sink unit, a range of matching base and eye level units, integrated dishwasher, built-in electric hob with a chimney-style cooker extractor hood above and a built-in electric oven below, built-in fridge/freezer, integrated washing machine, wood effect plank style vinyl flooring

**LANDING:**  
**BEDROOM ONE:** (3.7m x 3.0m) Front aspect; d/g window, radiator, built-in wardrobe cupboard  
**STUDY:** (3.7m x 2.7m) Rear aspect; d/g window, radiator, built-in wardrobe cupboard  
**BATHROOM:** (2.3m x 1.8m) A fully fitted modern white coloured suite comprising of a panel enclosed bath, low level w.c., wash hand basin, heated towel rail, wood effect plank style flooring

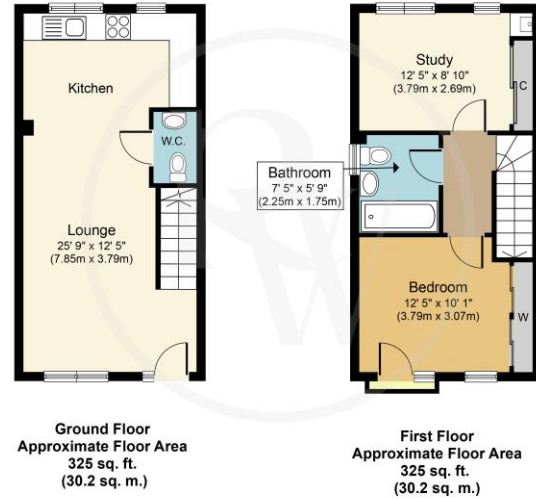
## OUTSIDE:

**ALLOCATED CAR PARKING SPACE FOR ONE CAR:**

**OWN CYCLE STORAGE SHED PLUS SPACE FOR WHEELIE BINS**

**Note:** The Developers reserve the right to change the design or specification prior to completion.

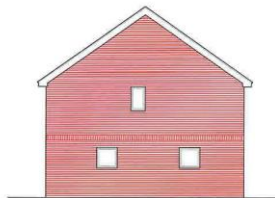
**This Development has been registered with the Government's Help to Buy Scheme.**



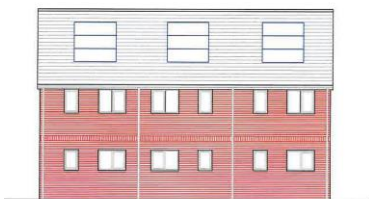
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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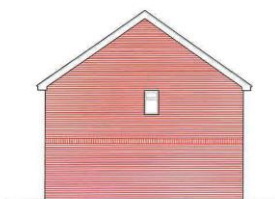
South Elevation



East Elevation



North Elevation



West Elevation

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.