





## £1,250 PCM

- First floor apartment
- Spacious sitting room
- Bathroom and en suite
- New flooring throughout

**ASSOCIATES** letting specialists

- Two bedrooms
- Kitchen with white goods
- Newly redecorated
- Allocated parking









#### **Description**

\*\*\*REDECORATED AND BRAND NEW FLOORING THROUGHOUT\*\*\*

This modern first floor flat is conveniently located in a cul-de-sac location, very close to Farnborough mainline station. The whole property has been redecorated and has all new flooring throughout too, meaning it is fresh and clean for any new tenants. It boasts two well proportioned bedrooms with en suite shower room off the master bedroom, a spacious sitting room with opening to the kitchen, as well as the main bathroom. Outside there is parking for one car.

One of the standout features of this property is its prime location. Situated within walking distance of Farnborough mainline station, commuting to London or other nearby areas is both easy and efficient.

Regretfully no pets, no sharers and no children.

Unfurnished and available immediately

Council tax band: C EPC rating: B Minimum tenancy length - 12 months with a 6 month break clause

Deposit = 5 weeks rent - £1,442 First Months rent - £1,250 Holding deposit - £288 (will be deducted from the first months rent upon move in)









## Floor Plans Area Map

# FIRST FLOOR 0 CUPBOARD BATHROOM KITCHEN 10'10" x 5'11" 3.29m x 1.80m **ENSUITE HALLWAY** LIVING/DINING ROOM 15'6" x 10'10" 4.73m x 3.29m BEDROOM 2 **BEDROOM 1** 11'7" x 8'2" 11'7" x 9'8" 3.53m x 2.48m 3.53m x 2.94m Whilst every attempt has been made to ensure the accuracy of the floorpian contained free, measurement of donor, windows, comes and any other items are approximate and or responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have to been tested and no guarantee as to their operability or efficiency can be given. Made vam Merophy. 62025

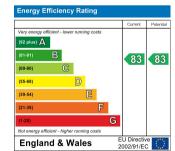
St Michael's Abbey

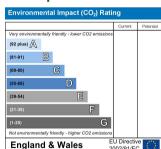
W Heath ad

Cove Rd

Farnborough

### **Energy Performance Graph**





Map data @2025



Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained