



Kestrel Road, Farnborough



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- Two Bedroom, Third Floor Apartment
- Spacious Living Room/Kitchen
- En Suite To The Master Bedroom
- Modern Bathroom Suite
- Allocated Parking
- Situated in Popular Red Row Development

Martin & Co is delighted to present a generously sized two-bedroom apartment on the third floor of the sought-after Wessex Court in Farnborough. This property features an expansive open-plan living room and kitchen, two sizable double bedrooms including an en-suite for the master bedroom, and a contemporary bathroom. Additional advantages comprise an assigned parking spot, double-glazed windows, and lift access in the communal areas.

Wessex Court is conveniently located just 1 mile from Farnborough Mainline Station which provides frequent direct trains into London Waterloo from as little as 36 minutes. Road links are also excellent with



quick access onto the A331 which provides further access to the M3 via junction 4, the A3 and the A31. This property also has excellent rental potential with a number of blue chip multi-national corporations trading out the Farnborough IQ business park (a stone's throw from the property) and the TAG private airport being right on the doorstep.

On entering the main building via its coded security entrance, you are immediately greeted with bright and spacious communal areas which you will immediately notice are excellently maintained. This particular apartment is situated on the Third floor which allows plenty of natural light into the property and presents a wide but private view.

On entering the property itself, a large entrance hall provides access to the kitchen/lounge, master bedroom, guest bedroom with en-suite, family bathroom. Décor throughout has been kept neutral.

This property is currently occupied by tenants and could be purchased as a ready-made, buy to let investment with tenant in situ. This property could also be purchased with vacant possession.

Annual Service Charge: £2,291

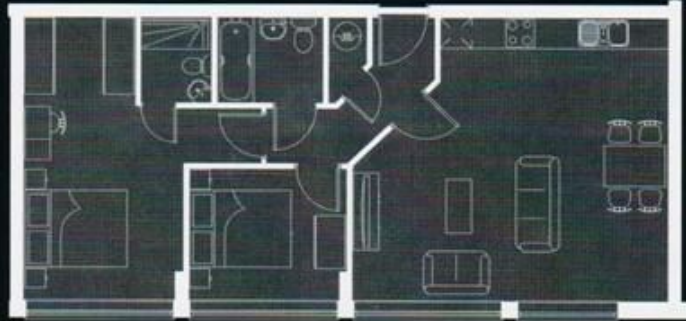
Annual Ground Rent: £265

Lease Length: 109 Years

Council Tax Band: C



■ Type C



Type C - Apartment 35, 38, 43, 46, 55, 58, 67, 70

Kitchen / Lounge / Dining Room	6.20m x 5.56m	20' 4" X 18' 3"
Bedroom 1	3.78m x 2.98m	12' 5" X 9' 10"
En-Suite	1.70m x 1.50m	5' 7" X 4' 11"
Bedroom 2	3.30m x 2.61m	10' 10" X 8' 7"
Bathroom	2.1m x 1.70m	6'11" X 5'7"

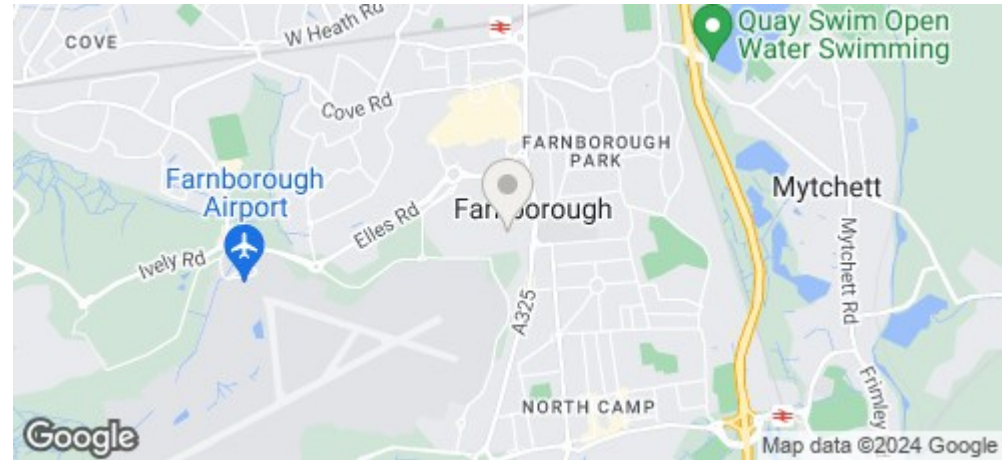
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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