



**Cathedral Court, O'Gorman Avenue,
Farnborough**

01 500 500



Cathedral Court, O'Gorman Avenue, Farnborough

Apartment

2 Bedrooms, 2 Bathroom

£1,500 PCM

Date Available: 7th August 2024

Deposit: £1,730

Unfurnished

- Council Tax Band - C
- Deposit £1,730
- EPC Rating E - 48
- Sought after development
- Two double bedroom
- Allocated parking
- Split level apartment
- Security entry system
- Two bathrooms

Martin & Co are pleased to bring to the market a rarely available, two bedroom, split level apartment, located in Cathedral Court as part of the popular Redrow Development in Farnborough. Accommodation boasts a living room with a modern open plan kitchen, downstairs WC and separate shower cubicle, upstairs you will find a modern bathroom and two double bedrooms. Further benefits include an allocated parking space, security entry system and double glazing. Available from the 7th August on an unfurnished basis.

Minimum household income for references required - £45,000
Holding deposit (one weeks rent) - £346

Please note, there are a few small items of furniture included as follows:

Floor lamp, table lamp, rug and TV unit to living room.

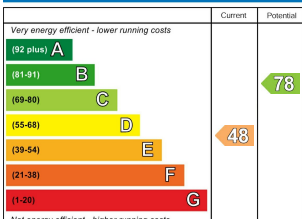
Four drawer unit to landing.

One chair and 2 cushions to largest room.



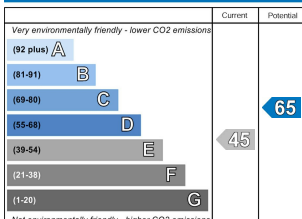


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

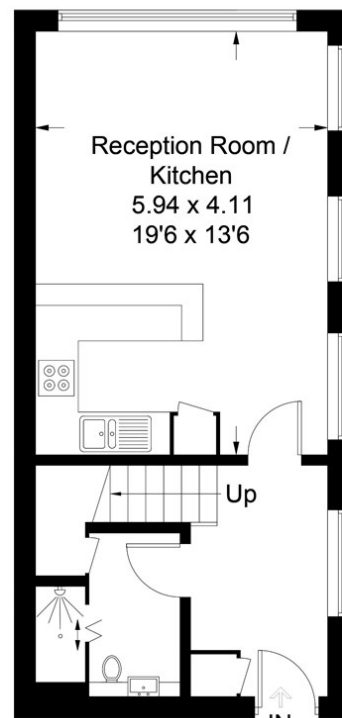
Environmental Impact (CO₂) Rating



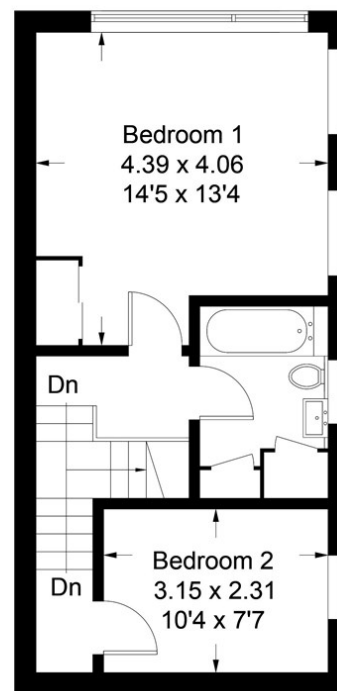
England & Wales EU Directive 2002/91/EC

Cathedral House, GU14

Approximate Gross Internal Area = 75.3 sq m / 811 sq ft



Ground Floor
Sq ft 414



First Floor
Sq ft 397

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID 462794)

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.