



O'gorman Avenue, Farnborough

£1,750 PCM


MARTIN & CO

O'gorman Avenue, Farnborough

Apartment

2 Bedrooms, 2 Bathroom

£1,750 PCM

Date Available: 27th August 2024

Deposit: £2,019

Furnished

- Council Tax Band - C
- Deposit £2,019
- EPC Rating - C (78)
- Two Bedroom, Split Level Apartment
- Rarely Available & Largest In Development
- Spacious Open Plan Living Room/Kitchen
- Two Fantastic Sized Double Bedrooms
- En Suite To Master Bedroom
- Modern Bathroom & Downstairs WC
- Separate Study Area

Martin & Co are pleased to bring to the market one of the largest apartments within the Redrow development, measuring at 1095 sq ft. This is a rarely available, two bedroom, split level apartment, located in Cathedral Court as part of the popular Redrow Development in Farnborough.

Accommodation boasts a fantastic sized living room with a modern open plan kitchen, downstairs wc, separate study area, modern bathroom and two very spacious double bedrooms with an en suite to the master. Further benefits include an allocated parking space, security entry system and double glazing.

Available on the 27th of August on a fully furnished basis.
Minimum household income for references required - £52,500
Holding deposit (one weeks rent) - £403





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

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		

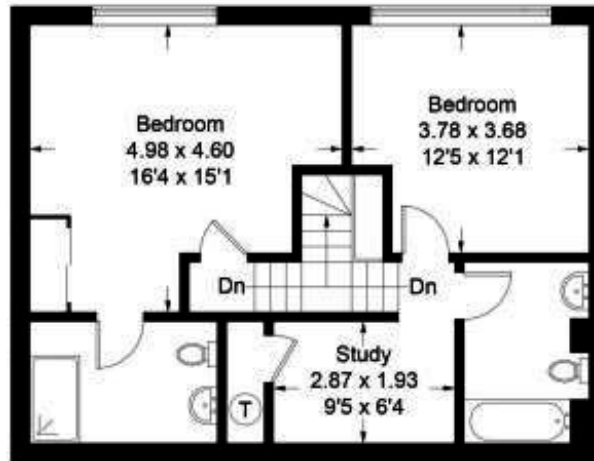
England & Wales EU Directive 2002/91/EC

78 84

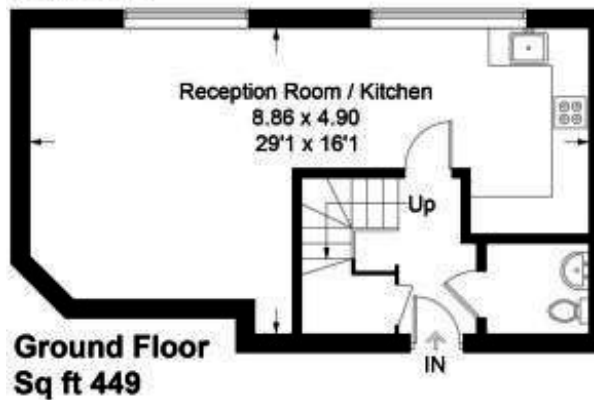
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Cathedral Court

Approximate Gross Internal Area Total = 101.7 sq m / 1095 sq ft



First Floor
Sq ft 646



Ground Floor
Sq ft 449

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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.