



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

**01 750 5000**

  
**MARTIN&CO**



28 Cathedral Court, O'Gorman Avenue, Farnborough

Apartment

2 Bedrooms, 2 Bathroom

£1,750 PCM

Date Available: 18th September 2024

Deposit: £2,019

- Council Tax Band - C
- Deposit - £2,019
- EPC Rating D - 64
- Fully furnished
- Available September 18th 2024
- Two Double Bedrooms
- Modern Bathroom
- Allocated Parking
- Ensuite To Master
- Modern Kitchen

Martin & Co are pleased to bring to the market this spacious, second floor, two bedroom apartment in Cathedral Court, Farnborough. Located in the ever popular Red Row development, this property boasts a spacious open plan living room/kitchen, two double bedrooms with an en suite to the master and modern bathroom. Further benefits include double glazing, allocated parking and security entry. This property is fully furnished.

Available from the 18th of September 2024  
Minimum household income required - £52,500  
Holding deposit (one weeks rent) - £403







**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

83  
64

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

74  
61

England & Wales EU Directive 2002/91/EC



Total floor area 93.6 sq.m. (1,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they

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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.

