



**Lynx Court, Wallis Square,
Farnborough**

01 250 5000

Lynx Court, Wallis Square, Farnborough

Apartment
2 Bedrooms, 2 Bathroom

£1,350 PCM

Date Available: 28th May 2025

Deposit: £1,557

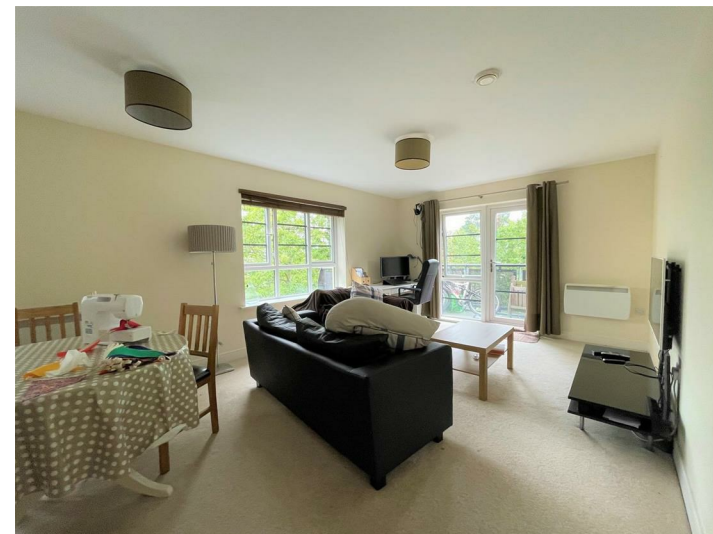
- Furnished
- Deposit: £1557
 - Council Tax Band C
 - EPC B - 82
 - Two double bedrooms
 - Balcony
 - Allocated Parking
 - En-suite to Master
 - Lift Access In Communal Areas
 - Large Open Plan Living Room/Kitchen

Martin & Co are pleased to bring to the market this well presented, spacious two bedroom apartment in the popular Farnborough Central Development, located within walking distance to the IQ Business Park and Farnborough train station with access to London Waterloo from only 34 minutes!

Accommodation comprises of a spacious, open plan living room/kitchen, two double bedrooms with an en-suite to the master, modern bathroom and balcony.

Further benefits include allocated parking space, double glazing, security entry and lift access in the communal areas.

Available on a furnished basis from the 28th May
Minimum household income required for referencing: £40,500
Holding deposit (one weeks rent); £311



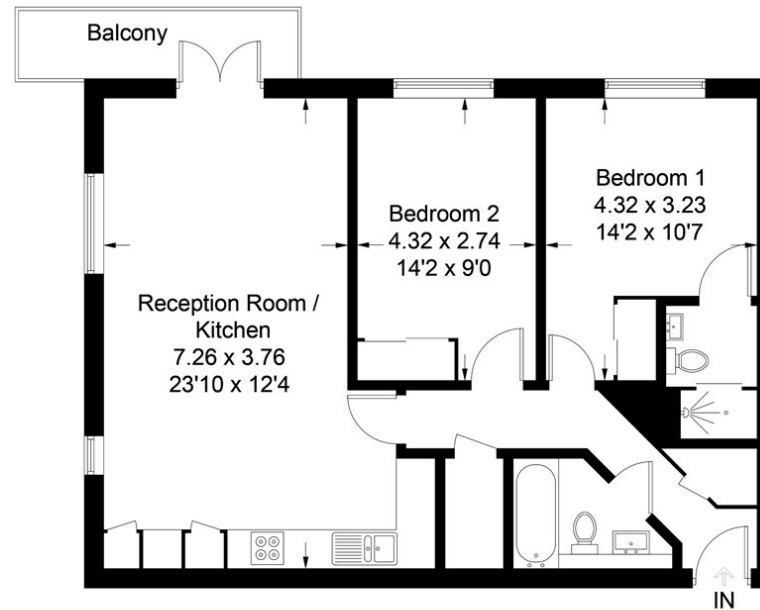


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

Lynx Court, GU14

Approximate Gross Internal Area Total = 73.2 sq m / 788 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID445702)

Martin & Co Aldershot Lettings
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

01252 311974
<http://www.martinco.com>



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.