



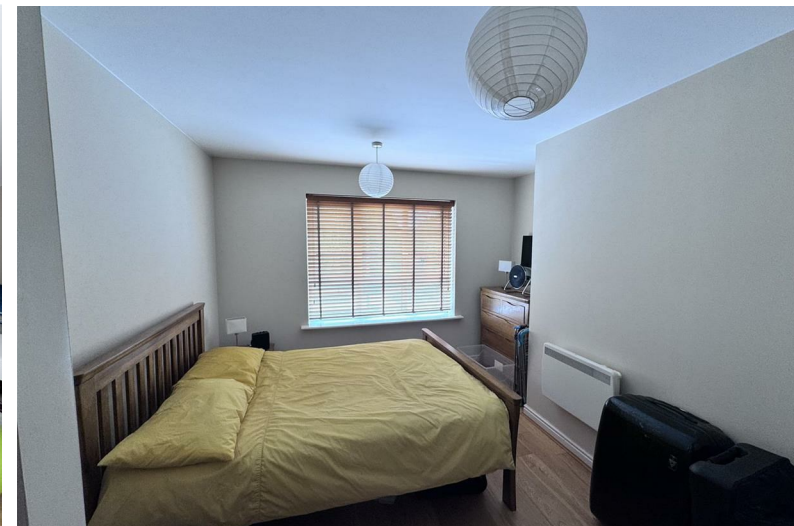
Lincoln Court, Wallis Square, Farnborough

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- Modern two-bedroom apartment in Farnborough
- Generous open-plan living room and kitchen
- Main bedroom with en-suite and built-in wardrobe
- Private balcony
- Allocated parking space
- Lift access in communal areas

This stylish two-bedroom apartment in Lincoln Court, Farnborough, offers modern living with a spacious layout, en-suite master, and private balcony. Ideally located near the business park and private airport, it's perfect for professionals and frequent travellers. With parking, lift access, and a long lease, it's a turnkey opportunity in a prime location.

Welcome to this splendid first-floor apartment located in the desirable Lincoln Court at Wallis Square, Farnborough. This property boasts a modern and stylish design, making it an ideal



choice for both professionals and families alike.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The apartment features two well-proportioned bedrooms, including a master suite complete with an en-suite bathroom and built-in wardrobes, providing both comfort and convenience. The second bedroom is equally spacious and is served by a separate bathroom, ensuring ample facilities for all residents.

One of the standout features of this apartment is the private balcony, where you can enjoy fresh air. The communal spaces are well-maintained and include a lift for easy access, enhancing the overall living experience.

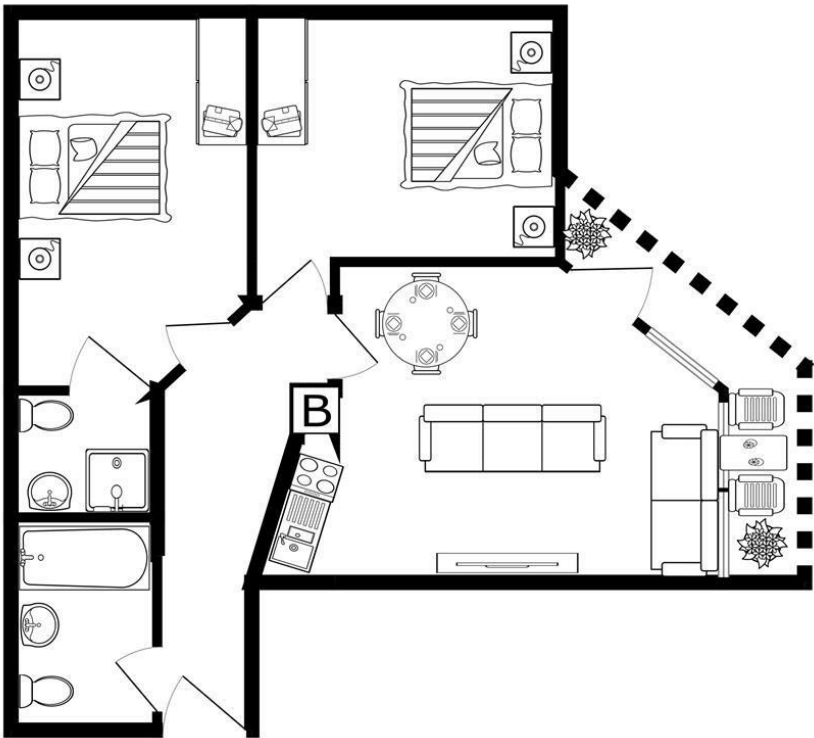
For those who require parking, this property includes space for one vehicle, a valuable asset in this bustling area. The location is particularly advantageous, situated next to Farnborough's business park and private airport, making it perfect for those who commute or travel frequently.

In summary, this apartment offers a blend of comfort, convenience, and modern living in a prime location. With its excellent amenities and proximity to key business hubs, it presents a fantastic opportunity for anyone looking to settle in Farnborough. Do not miss the chance to make this delightful property your new home.

Tenure: Leasehold
Lease remaining: 108 years
Service charge: £2 674.34 pa
Ground Rent: £265 pa
Council tax band: C



GROUND FLOOR



TOTAL FLOOR AREA: 807sq.ft. (75.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	86
(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



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