



**Merrill House, Farnborough**



# Merrill House, Farnborough

- Modern ground-floor apartment with a bright open-plan living area
- Two well-sized bedrooms, including an en suite in the master
- Contemporary, well-equipped kitchen
- Gas central heating and an allocated parking space for added comfort and convenience.
- Prime location with easy access to local amenities, transport links, and green spaces.

***Merrill House is a bright, modern ground-floor apartment in Farnborough with an open-plan living space and two well-sized bedrooms. It offers everyday convenience with an en suite master, gas central heating, and allocated parking. Close to local amenities and transport, it's an ideal low-maintenance home for first-time buyers or downsizers.***

Welcome to Merrill House, a delightful ground floor apartment located in the vibrant town of Farnborough. This modern two-bedroom residence offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.





As you enter the apartment, you are greeted by a spacious open plan living room that is bathed in natural light, creating a warm and inviting atmosphere. This area is perfect for entertaining guests or simply relaxing after a long day. The modern kitchen is well-equipped, providing ample space for culinary creations and everyday dining.

The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from an en suite bathroom, ensuring privacy and convenience. The second bathroom is thoughtfully designed, catering to the needs of family and guests alike.

Gas central heating throughout the property ensures a cosy environment during the colder months, while the allocated parking space adds to the convenience of living in this desirable location.

Merrill House is situated in a prime area of Farnborough, offering easy access to local amenities, transport links, and green spaces. This apartment is not just a home; it is a lifestyle choice that combines modern living with the charm of a thriving community.

Do not miss the opportunity to make this lovely apartment your own.

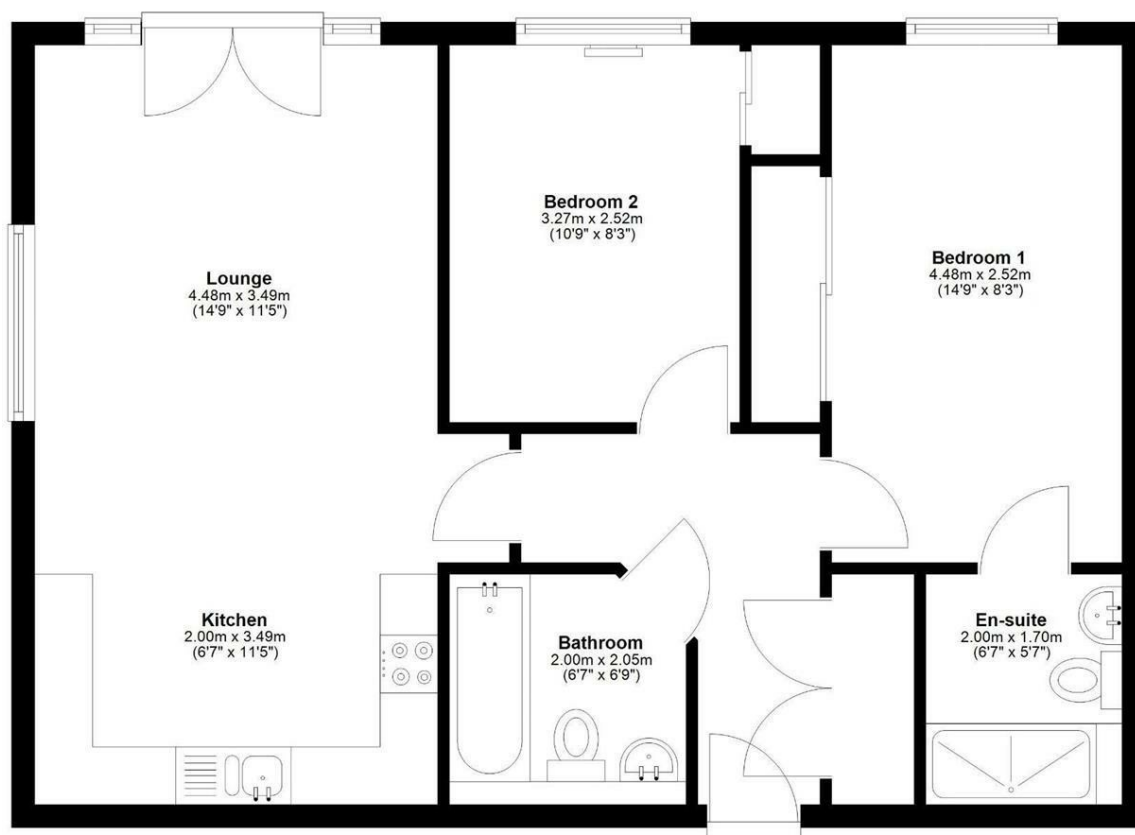
Ground Rent: £250pa  
Service Charge: £1800pa  
Council Tax: Band C

Note: Some photos are from a previous tenancy and furnishings may differ



## Floor Plan

Approx. 62.0 sq. metres (667.2 sq. feet)



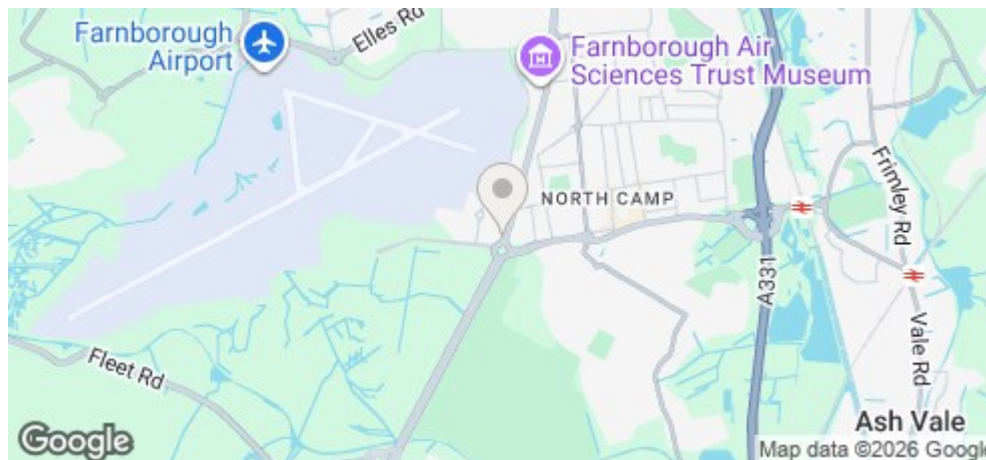
Total area: approx. 62.0 sq. metres (667.2 sq. feet)

### 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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