



## Lynx Court, Wallis Square, Farnborough

01253 6000

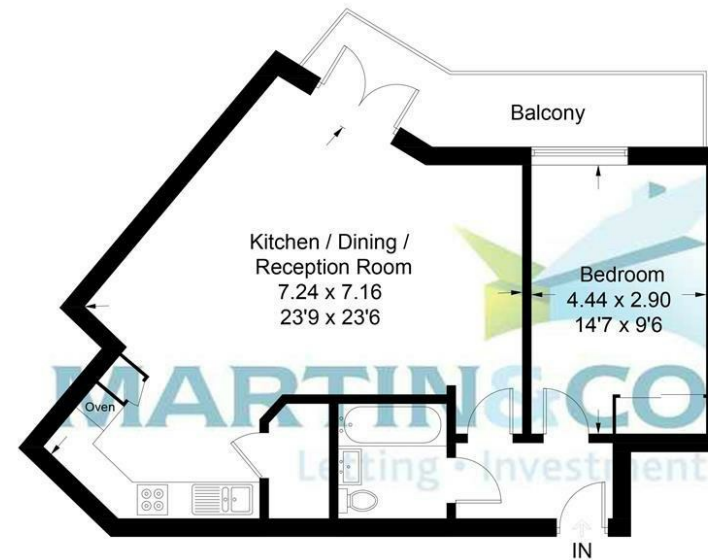
  
**MARTIN & CO**

# Lynx Court, Wallis Square,

- One Bedroom, First Floor Apartment
- Popular Residential Development
- Spacious Living Room
- Modern Kitchen With Appliances
- Modern Bathroom Suite
- Good sized Double Bedroom With Built In Wardrobe
- Allocated Parking Space
- Balcony
- Lift Access In Communal Areas

Step into this chic and modern one-bedroom apartment on the first floor, thoughtfully designed for today's lifestyle. Situated in the heart of central Farnborough, this desirable property showcases a sleek, contemporary finish and offers a range of features for ultimate comfort and convenience.

Approximate Gross Internal Area Total = 58.7 sq m / 632 sq ft



First Floor

Wallis Square, GU14

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID569827)

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	
82	87
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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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.

