Montgomery Road, Farnborough

MARTIN&CO

Montgomery Road, Farnborough

- Three Bedrooms
- Large Living Room
- Top Floor Apartment
- Close to Farnborough Mainline
- Annual Service Charge and Grount Rent: £1,000.52
- Lease Length: 91 Years
- Council Tax Band: B

Martin & Co are delighted to offer for sale this three bedroom top floor apartment located in a popular residential area. The property, in our opinion, offers excellent value for money and is both a fantastic investment opportunity as well as first time purchase.

Martin & Co are delighted to offer for sale this three bedroom second floor apartment located in a popular residential area. The property, in our opinion, offers excellent value for money and is a fantastic investment opportunity as well as an ideal first time purchase. Located only one mile away from Farnborough Main Train Station (20 Minute Walk) which provides a direct service to

London Waterloo (approx. 40 mins) and is under 4 miles to Junction 4 of the M3. Further benefits include being within walking distance to schools such as Tower Hill Primary School and large supermarkets such as Costco (0.9 miles) and Asda (1.5 miles). On arrival to Montgomery Road, plenty of parking is available, both off-road and on-road. Two entry points are available, one to the front and one to the rear.

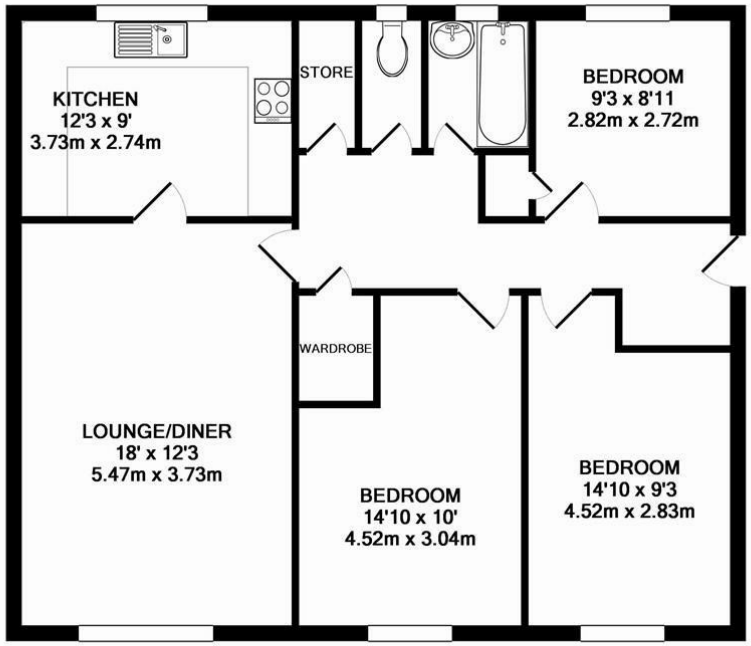
Walking into the apartment you are greeted with a long corridor providing entry into all rooms in the property. As you enter the apartment, on the right hand side there is a bedroom that measures 9'3 x 8'11 and offers space for a single bed as well as room for additional furnishings. Two large double bedrooms are found to the left hand side, measuring 14'10 x 10' and 14'10 x 9'3 respectively, both bedrooms offer plenty of space for double beds as well as other furnishings.

Walking past the bedrooms, the bathroom is next found along the corridor. The bath and W/C are in separate rooms next to each. Also storage cupboards are found towards the end of the corridor.

At the end of the hallway, a large lounge/dining area ,measuring a generous 18' x 12'3, offers plenty of space for various living room furnishings as well as a dining table. A large window at the end of the room brings plenty of natural light in to brighten the space.

The living room also presents doorway access into the kitchen. A spacious white countertop is complimented with wooden cupboards. This kitchen benefits from an oven/hob and extractor fan, freestanding washing machine and fridge/freezer.

Lease Length: 91 Years
Council Tax Band: B

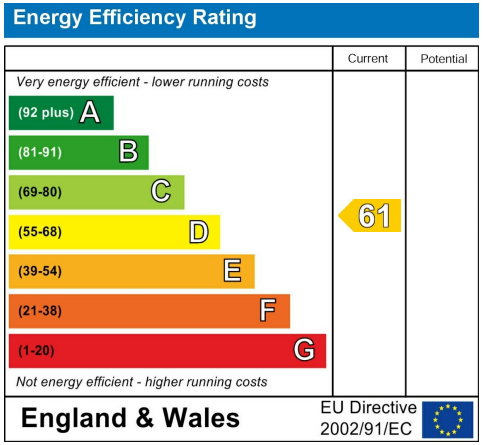


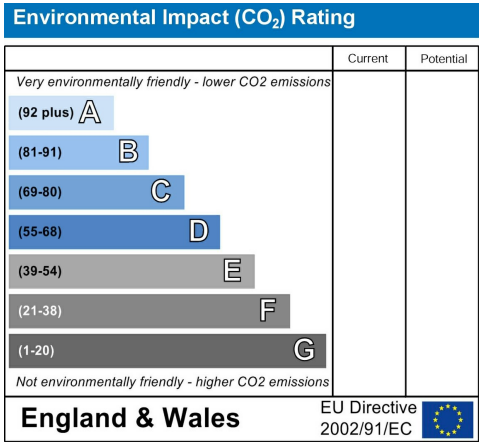
SECOND FLOOR FLAT

MONTGOMERY ROAD, FARNBOROUGH

INTERNAL FLOOR AREA (APPROX.) 850 sq ft/ 78.9 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2015.





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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, seller(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.

The Property Ombudsman