



Montgomery Road, Farnborough



# Montgomery Road, Farnborough

- Three Bedrooms
- Large Living Room
- Top Floor Apartment
- Close to Farnborough Mainline
- Annual Service Charge and Grout 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.

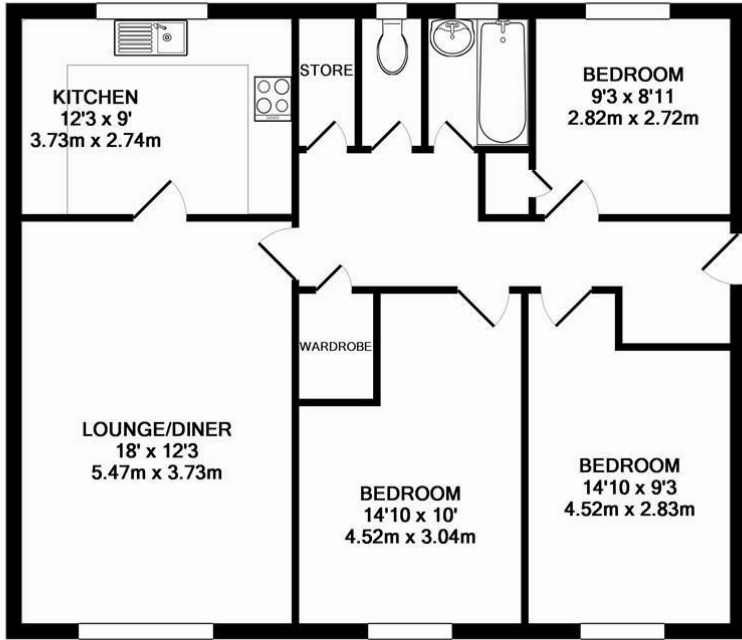
Walking past the bedrooms, the bathroom is next found along the corridor. The bath and W/C are in separate rooms next to each. Also storage cupboards are found towards the end of the corridor.

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.

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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.

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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