



**32 Wessex Court**  
**Kestrel Road, Farnborough**



# Kestrel Road, Farnborough

- No onward chain
- Excellent investment purchase
- Highly desirable location
- Access to town centre
- Walking distance to airport and business park
- Immaculate communal area
- Lift
- Allocated parking

*This spacious two-bedroom ground first apartment is located in the sought-after Red Row development in Farnborough. The accommodation features a large open-plan living room and kitchen, two generously sized double bedrooms, including an en-suite master, and a contemporary bathroom suite. Additional benefits include allocated parking, a secure entry system, and a prime location just a short walk from Farnborough town centre.*

Wessex Court is ideally positioned just 1 mile from Farnborough Mainline Station, offering frequent direct trains to London Waterloo in as little as 36 minutes. The property also benefits from excellent road connections, with easy access to the A331, leading to the M3 (via junction 4), the A3, and the A31.



This apartment offers strong rental potential, given its proximity to the Farnborough IQ business park, home to several blue-chip multinational corporations, and the TAG private airport, both within close reach.

Upon entering the main building through the coded security entrance, you are welcomed by bright, spacious, and impeccably maintained communal areas. This particular apartment is conveniently located on the first.

Inside the apartment, a large entrance hall leads to the open-plan kitchen/lounge, master bedroom, guest bedroom with en-suite, family bathroom, and a built-in storage cupboard. There is also a practical recess, ideal for storing coats and shoes.

The property features neutral décor throughout, allowing for personalization.

Currently tenanted, but also available with vacant possession, this apartment presents an ideal buy-to-let investment opportunity with tenants in situ. Alternatively, the property is available with vacant possession for immediate occupation.

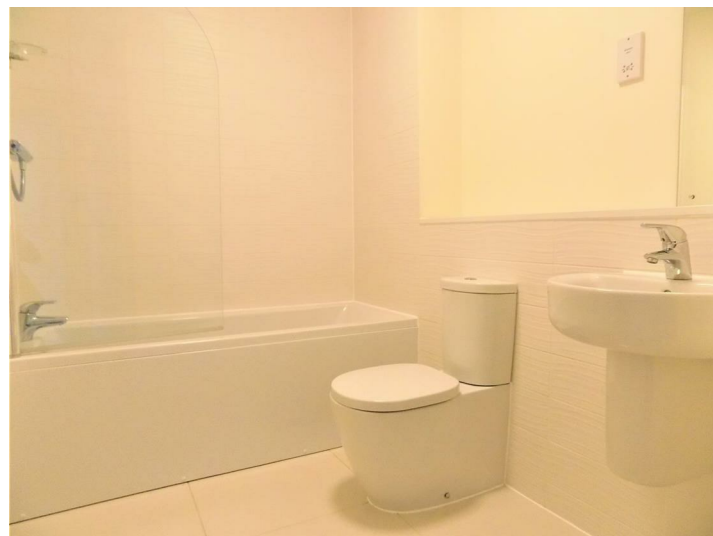
#### Key Details:

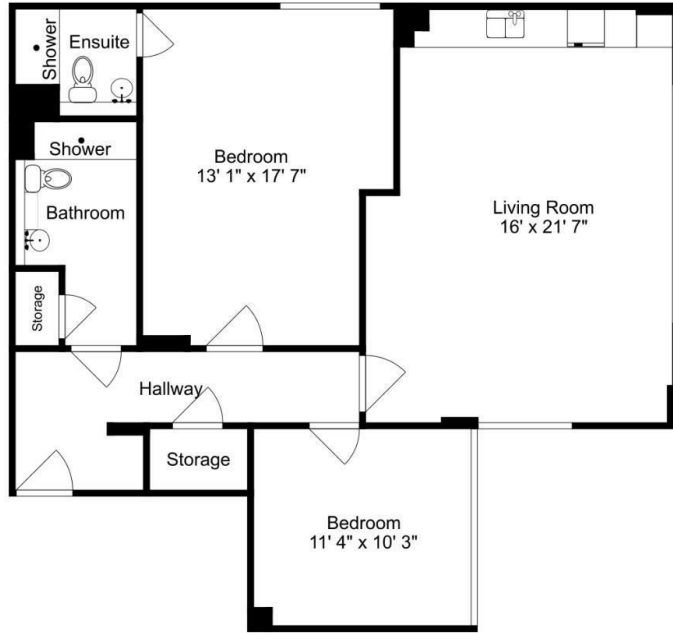
Annual Service Charge: £2,520.74

Annual Ground Rent: £265.00

Lease Length: 109 years remaining

Council Tax Band: C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	81
(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	



Total Square Footage - 945 sq. ft.  
 Disclaimer: The floorplans depicted and the stated dimensions in this illustration are indicative only and serve as an approximation of existing structures and features. This illustration is not guaranteed to be accurate or complete. The accuracy of all information should be verified through personal inspection and/or with appropriate professionals.

**Martin & Co Aldershot**  
 173 Victoria Road, Aldershot, Hampshire,  
 GU11 1JU  
 Aldershot@martinco.com

**01252 311974**  
<http://www.martinco.com>



**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.

