



**Wessex Court, Kestrel Road,
Farnborough**



Wessex Court, Kestrel Road

- Two Bedroom, Ground Floor Apartment
- Spacious Living Room/Kitchen
- En Suite To The Master Bedroom
- Modern Bathroom Suite
- Allocated Parking
- Council Tax Band C
- Annual Service Charge: £2,520.74
- Annual Ground Rent: £265.00

Martin & Co are pleased to bring to the market this spacious, two bedroom, ground floor apartment in the popular Red Row development in Farnborough. Accommodation boasts a very spacious living room/kitchen, two generous sized double bedrooms with an en suite to the master, and modern bathroom suite. Further benefits include allocated parking, security entry and is just a short walk away from Farnborough town centre.

Wessex Court is conveniently located just 1 mile from Farnborough Mainline Station which provides frequent direct trains into London Waterloo from as little as 36 minutes. Road links are also excellent with quick access onto the A331 which provides further access to the M3 via junction 4, the A3 and the A31. This



property also has excellent rental potential with a number of blue chip multi-national corporations trading out the Farnborough IQ business park (a stone's throw from the property) and the TAG private airport being right on the doorstep.

On entering the main building via its coded security entrance, you are immediately greeted with bright and spacious communal areas which you will immediately notice are excellently maintained. This particular apartment is situated on the ground floor.

On entering the property itself, a large entrance hall provides access to the kitchen/lounge, master bedroom, guest bedroom with en-suite, family bathroom and a built-in storage cupboard. There is also a handy recess, perfect for storing shoes and coats.

Décor throughout has been kept neutral.

This property is currently occupied by tenants and could be purchased as a ready-made, buy to let investment with tenant in situ. This property could also be purchased with vacant possession.

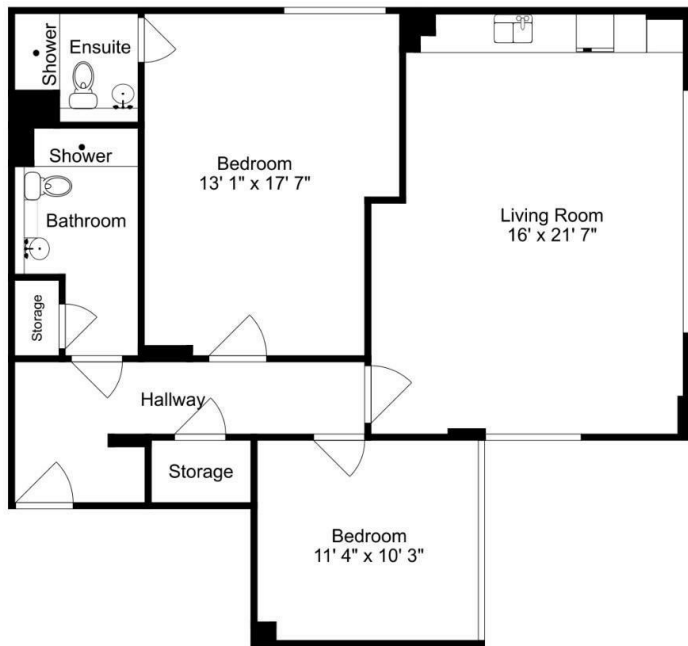
Annual Service Charge: £2,520.74

Annual Ground Rent: £265.00

Lease Length: 109 Years

Council Tax Band: C





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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