Wessex Court, Kestrel Road, Farnborough

MARTIN&CO

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: £1,893.22 TBC
- Annual Ground Rent: £265.00 TBC

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.

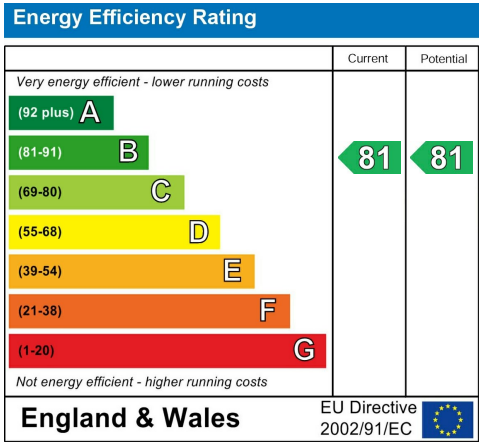
Décor throughout has been kept neutral.

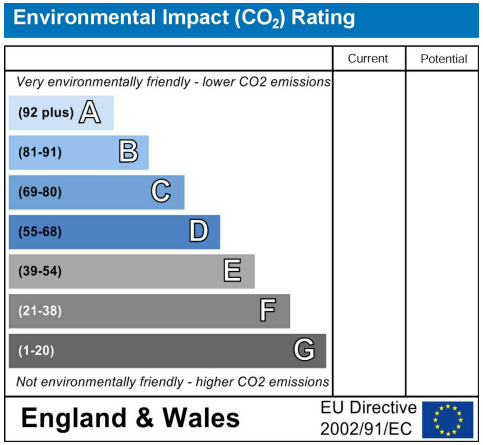
This property is currently occupied by tenants and could be purchased as a ready-made, buy to let investment with tenant in situ. This property could also be purchased with vacant possession.

Annual Service Charge: £1,893.22 TBC
Annual Ground Rent: £265.00 TBC
Lease Length: 115 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.





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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.

The Property Ombudsman