



Wallis Square, Farnborough

MARTIN&CO

Wallis Square, Farnborough

- Excellent order throughout
- Two double bedrooms
- Built in wardrobes
- Wrap-around balcony
- Ensuite to master
- No onward chain

This redecorated, recarpeted two-bedroom apartment at 16 Lynx Court, Farnborough features an open-plan living area, contemporary kitchen, wraparound balcony, and built-in wardrobes in both bedrooms. With secure entry, allocated parking, and great transport links to London Waterloo, it's a perfect move-in-ready home with no onward chain.

Upon arrival at 16 Lynx Court, Farnborough, you are welcomed by a contemporary building with well-maintained communal areas and a thoughtfully designed car park. This particular apartment benefits from an allocated parking space, with additional visitor parking conveniently nearby. Secure entry ensures both privacy and peace of mind, and the immaculate communal spaces reflect the high standard of maintenance throughout the development.

Stepping inside the apartment, a spacious



hallway provides access to two generous double bedrooms, a modern family bathroom, and the open-plan living and kitchen area. The living space is a standout feature, boasting dual-aspect windows that flood the room with natural light and offer direct access to a wraparound balcony—perfect for outdoor relaxation.

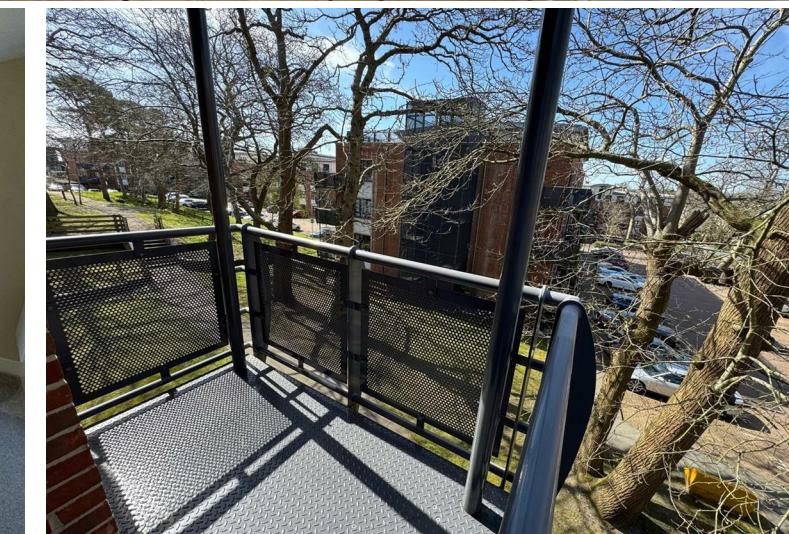
The kitchen is stylishly designed with a combination of white and wood-effect cabinetry, complemented by sleek roll-top work surfaces. It includes a stainless steel sink with a drainer, an integrated eye-level oven, a built-in hob, making it both functional and inviting.

Both bedrooms are well-proportioned, comfortably accommodating double beds and additional furnishings. Each features built-in double wardrobes with sliding doors, maximizing storage space. The family bathroom is elegantly finished with a modern white three-piece suite, a shower over the bath, and a heated towel rail for added comfort.

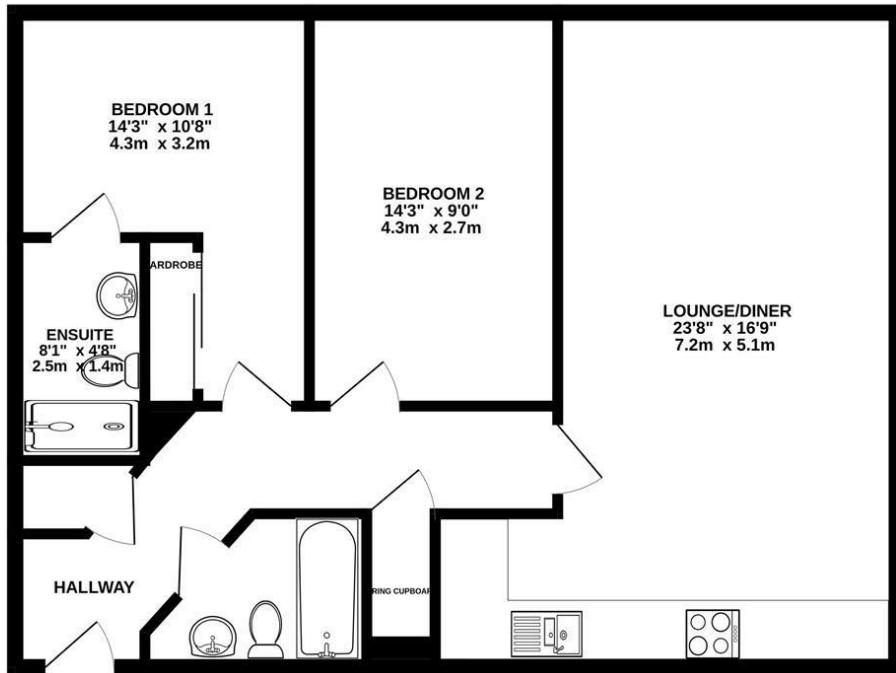
Located on the Hampshire-Surrey border, Farnborough boasts excellent transport links, including easy access to the M3 and A331. Farnborough Mainline Station offers direct services to London Waterloo in under 40 minutes, making this an ideal location for commuters.

The apartment has been professionally redecorated and fitted with brand-new carpets throughout, ensuring a fresh, move-in-ready feel.

EPC B: 82
Council Tax Band: C
Lease Remaining: 108
Ground Rent: £265 pa
Service Charge: £2,613.25 pa



FIRST FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility for any error, omission or mis-statement lies with the vendor. The plan is for identification only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Measured with interior doors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(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



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.

