



**Lynx Court, Wallis Square,  
Farnborough**

01 299 5000

# Lynx Court, Wallis Square, Farnborough

Apartment  
1 Bedrooms, 1 Bathroom

£1,000 PCM

Date Available: 9th November  
2024

Deposit: £1,153

- Council Tax Band B
- Deposit £1153
- EPC Rating C 76
- One Bedroom, Top Floor Apartment
- Spacious Open Plan Living Room/Kitchen
- Modern Bathroom
- Allocated Parking Space
- Security Entry
- Lift Access In The Communal Areas
- Close to Business Park

Martin & Co are pleased to bring to the market this one bedroom, top floor apartment located in the popular Redrow built Farnborough central development. Accommodation boasts a spacious open plan living room/kitchen, modern bathroom, and a good sized double bedroom. Further benefits include an allocated parking space, security entry, double glazing and lift access in the communal areas.

This property is available from the 9th of November 2024 on an unfurnished basis.

Minimum household income required for referencing £30,000  
Holding deposit: £230





**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		

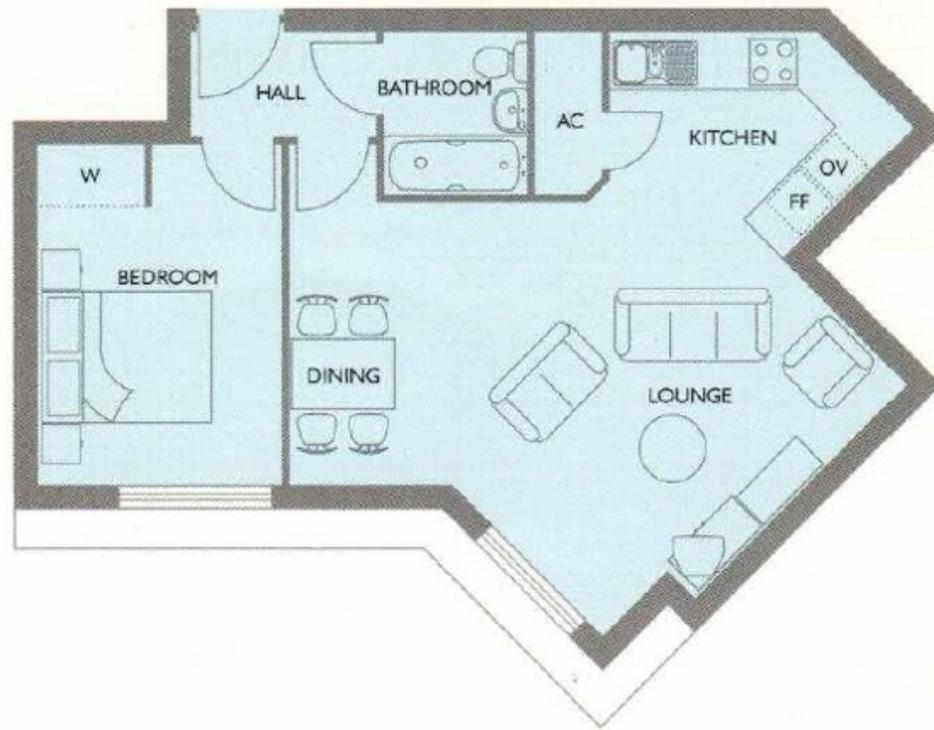
76 82

England & Wales 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		

England & Wales EU Directive 2002/91/EC



Plot 392		
Kitchen	3.51m x 1.97m	11'6" x 6'5"
Lounge / Dining Room	7.19m x 4.98m	23'7" x 16'4"
Bedroom	3.88m x 2.86m	12'9" x 9'5"
Bathroom	1.90m x 1.70m	6'3" x 5'7"

Martin & Co Aldershot Lettings  
 173 Victoria Road, Aldershot, Hampshire, GU11 1JU  
 01252 311974 . 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.

