



Wessex Court, Kestrel Road

£1,450 PCM


MARTIN&CO

Wessex Court, Kestrel Road

Apartment

2 Bedrooms, 2 Bathroom

£1,450 PCM

Date Available: 13th February
2024

Deposit: £1,673

Furnished

- EPC Rating C 82
- Deposit £1673
- Council Tax Band C
- Ground Floor Apartment
- Large Open Plan Living Room/Kitchen
- Two Double Bedrooms
- En-Suite To The Master
- Modern Bathroom
- Allocated Parking

Martin & Co are pleased to bring to the market this larger than average, fully furnished two bedroom, ground floor apartment in Wessex Court in Farnborough. Located within walking distance to the IQ Business Park and Farnborough train station with access to London Waterloo from only 34 minutes! Accommodation comprises of a spacious open plan living room/kitchen with integrated appliances, two large double bedrooms with an en-suite to the master, and a modern bathroom. Further benefits include allocated parking, double glazing and security entry. Available on a fully furnished basis from 13th February 2024. Sorry no pets.

Minimum household income for references required -
£43,500

Holding deposit (one weeks rent) - £334.00





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	81
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	76	75
EU Directive 2002/91/EC		



Total Square Footage - 952 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.