



**Centrifuge Way, Farnborough**

**£220,000**

  
**MARTIN & CO**

# Centrifuge Way, Farnborough

Apartment

2 Bedrooms, 2 Bathroom

£220,000

Date Available:

Deposit:

null

- En Suite & Built In Wardrobe To The Master
- Modern, Top Floor Two Bedroom Apartment
- Two Double Bedrooms
- Spacious Living Room
- Gas Central Heating & Double Glazing
- Allocated Parking For One

A well-presented two-bedroom, two-bathroom apartment in a sought-after Farnborough location. Offering a spacious reception room, excellent access to local amenities and transport links, a long 114-year lease, EPC B rating, and a service charge of £1,700 per annum, this property is an ideal purchase for first-time buyers, professionals, or investors.



Welcome to this charming apartment located on Centrifuge Way in the vibrant town of Farnborough. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

The apartment boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly accommodated.

Situated in an excellent location, this property offers easy access to local amenities, transport links, and recreational facilities, making it a prime choice for those who value both comfort and convenience. Whether you are looking to invest or find your next home, this apartment presents a wonderful opportunity in a sought-after area.

Do not miss the chance to make this lovely apartment your own.

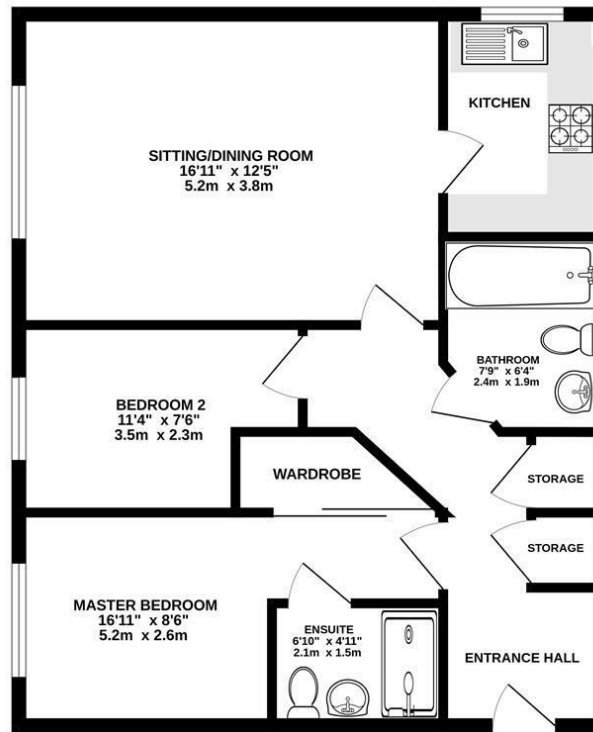
Council Tax Band: C  
 Service Charge: £1700pa  
 EPC: 82/82 (B)  
 Lease remaining: 114 years



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		
	82	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	

TOP FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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.  
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**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.

