



Wallis Square, Farnborough, Hants

£1,400 PCM


MARTIN&CO

Wallis Square, Farnborough, Hants

Apartment
2 Bedrooms, 2 Bathroom

£1,400 PCM

Date Available: 1st May 2025

Deposit: £1,615

Furnished

- £1,615 Deposit
- Council Tax Band C
- EPC Rating C 73
- Two Bedroom ApartmentFurnished
- Furnished
- En Suite To The Master
- Allocated Parking Space
- Lift Access In The Communal Areas
- Security Entry
- Modern Kitchen & Bathroom

Martin & Co are pleased to bring to the market this two bedroom apartment, located in the popular Redrow development in Farnborough.

Accommodation boasts a spacious living room, modern kitchen with integrated appliances, modern bathroom, two double bedrooms with an en-suite to the master.

Further benefits include built in dish washer and tumble dryer, allocated parking, double glazing, security entry, lift access in the communal areas and is within walking distance of Farnborough town centre and business park.

Available on the 1st of May 2025 on a furnished basis.
Minimum household income for references required - £42,000
Holding deposit (one weeks rent) - £323

Photographs taken prior to tenancy





Energy Efficiency Rating

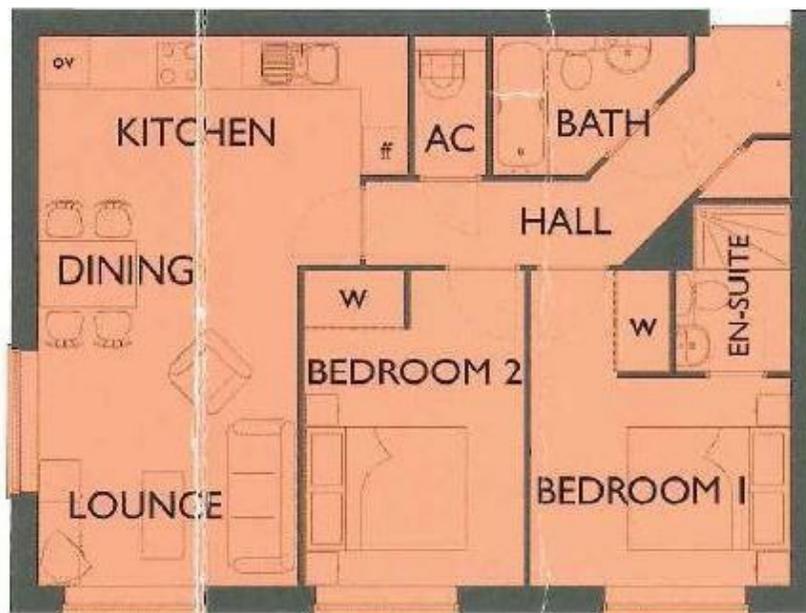
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



Plots 332, 333, 338		
Kitchen	4.63m* x 1.70m*	15'2" x 5'7"
Lounge / Dining Room	5.05m* x 3.25m*	16'7" x 10'8"
Bedroom 1	3.25m* x 2.53m*	10'8" x 8'4"
En-Suite	2.07m* x 1.43m*	6'9" x 4'8"
Bedroom 2	3.85m x 2.75m	12'8" x 9'0"
Bathroom	2.45m* x 1.70m*	8'0" x 5'7"

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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.

