



**Vulcan House, Wallis Sqaure,
Farnborough**

01 250 5000



Vulcan House, Wallis Square, Farnborough

Flat

1 Bedrooms, 1 Bathroom

£1,050 PCM

Date Available: 29th June 2024

Deposit: £1,211

Furnished

- Available from the 29th of June on a furnished basis.
- Deposit - £1211
- Council Tax Band - B
- EPC - C (78)
- Close to IQ Business Park
- Access to Station - 34 minutes to London Waterloo
- Secure Entry System
- Ground Floor
- Sought After Development
- Allocated Parking

Martin & Co are pleased to bring to the market this fully furnished ground floor, one bedroom apartment in Vulcan House, Farnborough. Located in the popular Redrow development, this property boasts a large living room, modern kitchen, double bedroom and modern bathroom. Further benefits include an allocated parking space, security entry and lift access in communal areas. The apartment is also conveniently located within walking distance to the IQ Business Park and Farnborough train station with access to London Waterloo from only 34 minutes!

Available from the 29th of June on a furnished basis.
Deposit - £1211
Holding deposit - £242





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		
	78	85

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



Kitchen / Lounge / Dining Room	5.75m* x 4.18m*	18'10"" x 13'8""
Bedroom	6.08m* x 2.84m*	19'11"" x 9'4""
Bathroom	2.07m* x 2.00m*	6'10"" x 6'7""

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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.

