



**Lynx Court, Wallis Square,  
Farnborough**

01 400 500



# Lynx Court, Wallis Square, Farnborough

Apartment

1 Bedrooms, 1 Bathroom

£1,100 PCM

Date Available: 3rd April 2025

Deposit: £1,269

Unfurnished

- Security Deposit £1,269
- EPC - C 78
- Council Tax Band - B
- One Double Bedroom
- Large Balcony
- Lifts and Security Entry
- Allocated Parking Space
- Close To Business Park
- Close to Town Centre

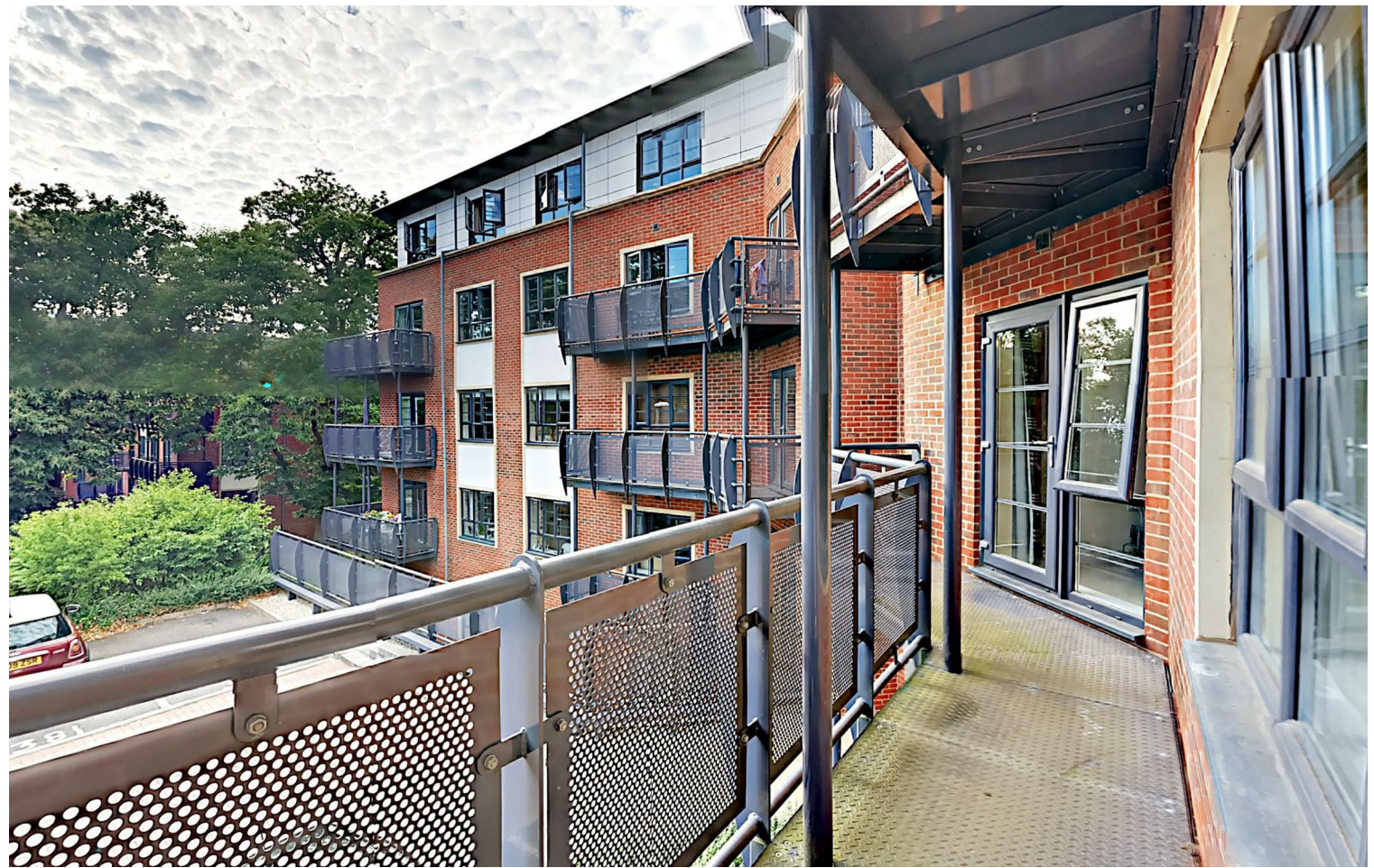
Martin & Co are pleased to introduce to the lettings market this one bedroom apartment in Farnborough, Hampshire.

This property consists of one large double bedroom with fitted wardrobe, spacious living/dining area with private balcony, modern kitchen with fitted appliances & allocated parking.

This property is ideal for a single professional or couple who require good links to the I.Q business Park, London (via Mainline Train Station), the M3, A3 & M25.

Available immediately on an unfurnished basis.  
Minimum Household income - £33,000  
Holding deposit - £253





**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		

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

78

85

78

79



Total Square Footage - 639 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.