



**Lincoln Court, Wallis Square,
Farnborough**

01 400 500

Lincoln Court, Wallis Square, Farnborough

Apartment
1 Bedrooms, 1 Bathroom

£1,100 PCM

Date Available: 4th April 2025

Deposit: £1,269

Furnished

- Deposit £1,269
- EPC Rating D 66
- Council Tax Band B
- Fully Furnished
- Modern Kitchen
- Double Bedroom
- Modern Bathroom
- Spacious Lounge/Diner
- One Bedroom, Ground Floor Apartment
- Allocated Parking

Martin & Co are pleased to offer this spacious ground floor, one-bedroom apartment in Lincoln Court, Farnborough.

This property is set in the popular Redrow development. It features a spacious lounge/diner, modern kitchen, a good-sized double bedroom, and a modern bathroom with a bath and overhead shower.

Additional benefits include an allocated parking space, double glazing, and security entry.

The property is well located, with Farnborough Station just 1.5 miles away, providing excellent transport links to London and beyond. Local amenities, shops, and parks are also within easy reach.

Available from the 4th of April on a fully furnished basis.
Minimum household income for references required - £33,000
Holding deposit (one weeks rent) - £253





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	66	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		
EU Directive 2002/91/EC		



Kitchen	3.50m x 1.98m	11'6" x 6'6"
Lounge / Dining Room	5.02m x 7.18m	16'6" x 23'7"
Bedroom	4.36m x 2.87m	14'4" x 9'5"
Bathroom	1.95m x 1.70m	6'5" x 5'7"

Martin & Co Aldershot Lettings
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

01252 311974
<http://www.martinco.com>



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.