



**Merrill House, Farnborough**

**£1,400 PCM**

  
**MARTIN&CO**

# Merrill House, Farnborough

## Apartment

2 Bedrooms, 2 Bathroom

£1,400 PCM

Date Available: 21st February  
2025

Deposit: £1,615

### Unfurnished

- Deposit £1615
- Council Tax Band C
- EPC Rating B 82
- Two Bedroom, Ground Floor Apartment
- Large Open Plan Living Room
- Modern Kitchen & Bathroom
- Ideal Location
- En Suite To The Master Bedroom
- Allocated Parking Space
- Gas Central Heating

Martin & Co are pleased to bring to the market this spacious two bedroom, ground floor apartment located in Merrill House, as part of the popular new Queensgate development in Farnborough. Accommodation comprises of a spacious open plan living room/kitchen with appliances, two good sized double bedrooms, en-suite to the master, and modern bathroom. Further benefits include an allocated parking space, security entry, gas central heating and double glazing. This property is situated just a short walk from Farnborough town centre, where you'll find a wide range of shops, restaurants, and cafes. For commuters, the property is ideally positioned near Farnborough Main Station, offering quick access to London and other major cities. Additionally, the nearby A331 and M3 provide excellent road links.

\*Please note: photos taken prior to tenancy\*

Available from the 21st February on an unfurnished basis.  
Minimum household income for references required - £42,000  
Holding deposit (one weeks rent) - £323





**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		

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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.

