



Cody Road, Farnborough

£1,350 Per Month


MARTIN&CO

Cody Road, Farnborough

Maisonette

3 Bedrooms, 3 Bathroom

£1,350 Per Month

Date Available: 6th February 2025

Deposit: £1,557

Not specified

- Deposit £1,557
- Council Tax - B
- EPC - C 74
- Three Bedrooms
- Modern Bathroom
- Newly Refurbished
- Duplex Apartment
- On-Road Parking

Martin & Co are pleased to present this newly refurbished, three-bedroom, duplex apartment located in Farnborough, Hampshire. Internally, this property features two doubles and a single bedroom, a spacious lounge, modern bathroom, including both a bath and overhead shower, and a kitchen that comes equipped with white goods. Externally, this property benefits with on-road parking. The property is ideally located, just 1.2 miles from Farnborough Main Station, making it perfect for commuters. Local amenities, shops, and parks are all within easy reach.

Available immediately on an unfurnished basis.
Minimum household income required: £40,500
Holding deposit: £311





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		
	74	79

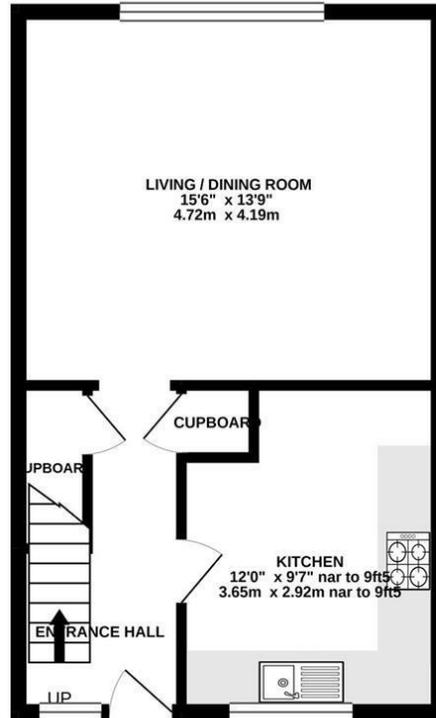
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

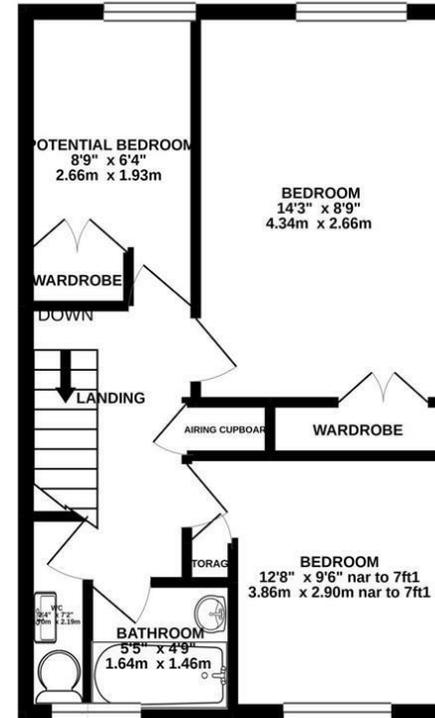
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

