



**Ellison Way, Tongham, Farnham**

**£1,250 PCM**

  
**MARTIN & CO**

Ellison Way, Tongham, Farnham

Apartment

2 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 21st August 2024

Deposit: £1,442

Unfurnished

- EPC - D (67)
- Council Tax Band - C
- Deposit - £1,442
- Available August 21st 2024
- Access to Garage
- Gas Heating
- Large Kitchen
- Family Bathroom
- Double Glazing

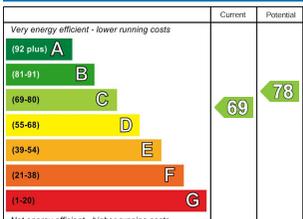
Martin and Co are pleased to offer to the market This superb second floor apartment which is situated in the village of Tongham within walking distance of the parade of shops (baker, post office, mini-supermarket and hairdresser) and with excellent access to both the A31 and the A331. Accommodation comprises of two double bedrooms, a substantial double aspect living/dining room, larger than average kitchen and bathroom. Presented in good order with double glazing, gas central heating and the added benefit of a garage.

Available 21st of August 2024 on an unfurnished basis.  
Minimum household income - £37,500  
Holding deposit - £288



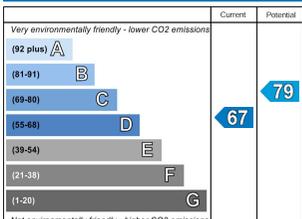


**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC



Approximate Gross Internal Area = 728 sq ft / 67.6 sq m

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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.