



**Beverley House, Wallis Square, Farnborough**



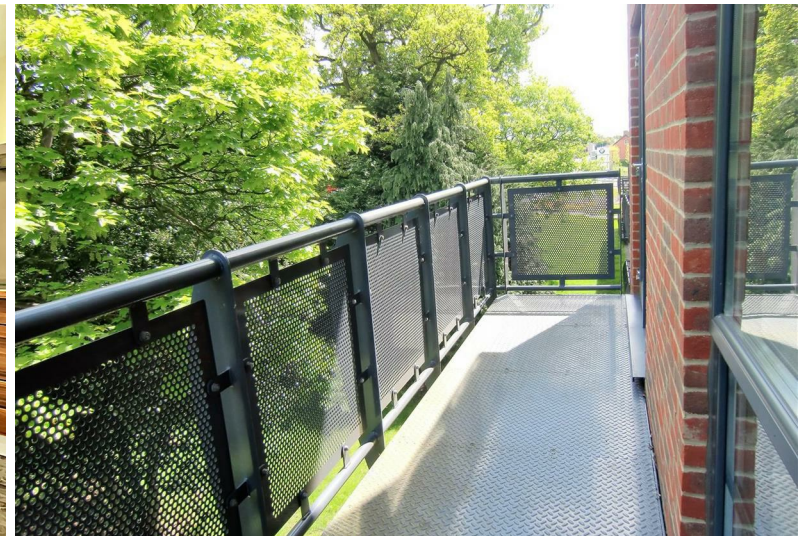
# Beverley House, Wallis Square, Farnborough

- Balcony
- Lifts & secure entry system
- Popular development
- Modern fitments throughout
- No onward chain

***Modern one-bedroom apartment in Beverley House, Wallis Square, Farnborough. Spacious, well-presented, and ready to move in with no onward chain. Ideal for first-time buyers or investors seeking a prime location.***

Welcome to Beverley House, a modern apartment located in the heart of Wallis Square, Farnborough. This delightful property features one spacious reception room, perfect for relaxation or entertaining guests. The apartment boasts one well-appointed bedroom and a contemporary bathroom, making it an ideal choice for individuals or couples seeking a comfortable living space.

The property is presented in excellent condition, ensuring that you can move in without the need for any immediate





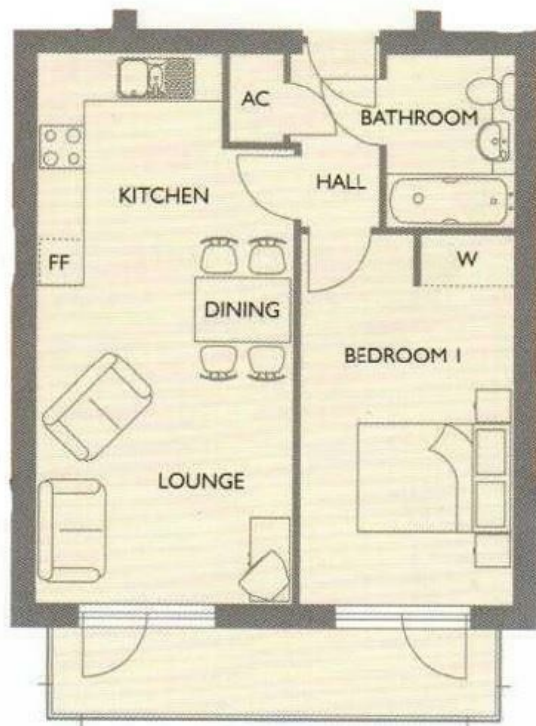
renovations. With no onward chain, the purchasing process is straightforward and hassle-free, allowing you to settle into your new home with ease.

Beverley House is not only a charming residence but also an excellent investment opportunity. Its modern design and prime location make it particularly appealing to first-time buyers looking to enter the property market. The surrounding area offers a vibrant community atmosphere, with convenient access to local amenities, transport links, and recreational facilities.

In summary, this apartment at Beverley House is a fantastic option for those seeking a stylish and well-maintained home in Farnborough. Whether you are a first-time buyer or an astute investor, this property is sure to meet your needs and expectations. Do not miss the chance to make this lovely apartment your own.

Council tax: Band B  
Tenure: Leasehold  
EPC: B83  
Lease length: 108 Years remaining  
Ground rent: £135pa  
Service Charge: £1669.76pa





Lounge/Kitchen/Dining	7.24m x 3.39m	23'9" x 11'2"
Bedroom I	4.86m x 2.84m	16' x 9'4"
Bathroom	2.30m x 1.72m	7'7" x 5'8"

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	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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.

