



**Wessex Court, Kestrel Road,
Farnborough**

01 400 500



Wessex Court, Kestrel Road,
Farnborough

Apartment
2 Bedrooms, 2 Bathroom

£1,400 PCM

Date Available: 19th August 2024

Deposit: £1,615

Furnished

- EPC - C 84
- Council Tax C
- Deposit £1,615
- Fully Furnished
- Large Open Plan Living Room/Kitchen
- Two Modern Bathrooms, One Being An En-Suite To The Master
- Modern Bathroom
- Allocated Parking Space
- Short Walk To Town Centre
- Lift Access In Communal Areas

Martin & Co are pleased to bring to the market this fully furnished, two bedroom, third floor apartment. This property is located in the popular Red Row development within Farnborough. Accommodation boasts a spacious open plan living room/kitchen, modern bathroom, and two large double bedrooms with an en-suite to the master.

Further benefits include an allocated parking space, security entry, double glazing and lift access, and is just a short walk away from the IQ Business Park, Farnborough railway station and the town centre.

Available now on a furnished basis.
Minimum household income required - £42,000
Holding deposit (one weeks rent) - £323

photographs taken prior to tenancy





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		

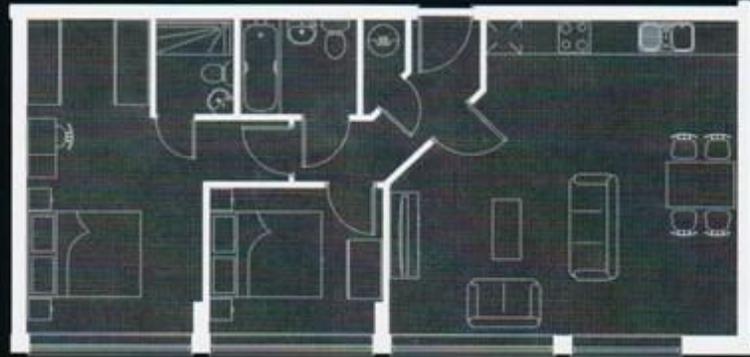
England & Wales EU Directive 2002/91/EC

Environmental Impact (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

■ Type C



Type C - Apartment 35, 38, 43, 46, 55, 58, 67, 70

Kitchen /	6.20m x 5.56m	20' 4" X 18' 3"
Lounge /		
Dining Room		
Bedroom 1	3.78m x 2.98m	12' 5" X 9' 10"
En-Suite	1.70m x 1.50m	5' 7" X 4' 11"
Bedroom 2	3.30m x 2.61m	10' 10" X 8' 7"
Bathroom	2.1m x 1.70m	6'11" X 5'7"

Martin & Co Aldershot Lettings
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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.