



**Wessex Court, Kestrel Road,
Farnborough**

01 400 500

Wessex Court, Kestrel Road,
Farnborough

Apartment
2 Bedrooms, 2 Bathroom

£1,400 PCM

Date Available: 18th May 2024

Deposit: £1,615

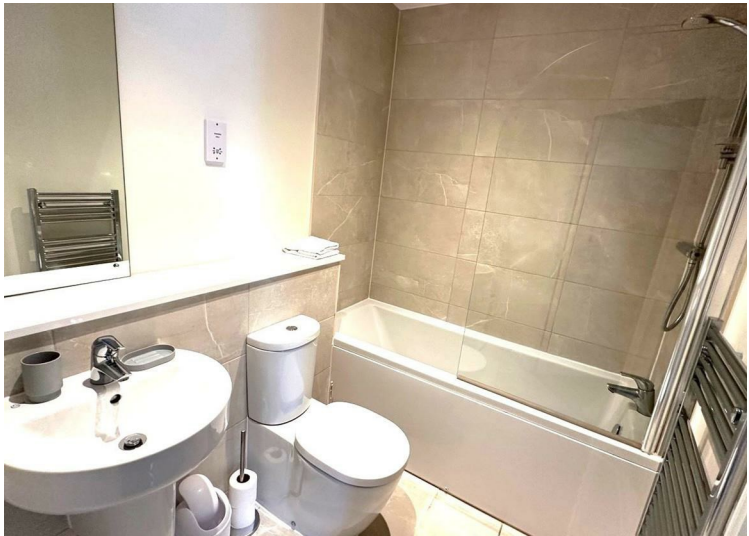
Furnished

- Council tax band - C
- EPC rating - B
- Deposit (5 weeks rent) - £1615
- En Suite To The Master
- Allocated Parking
- Sought after development
- Close to Town Centre
- Open Plan Kitchen/Living room
- Two Double bedrooms
- Security Entry

Martin & Co are delighted to introduce to the letting market this executive, fully furnished apartment in a sought after location of Farnborough, Hampshire. This property consists of two large double bedrooms with fitted wardrobes & en-suite with double shower to master, good sized bathroom with bath/shower unit, very spacious open plan kitchen/living area, the kitchen comes complete with fitted appliances including fridge/freezer, washer/dryer & dishwasher. Ideal for an executive single/couple requiring easy access to Farnborough I.Q Business park, London, Guildford & surrounding areas.

Available 18th May.
Minimum household income for reference - £42,000
Holding deposit (one weeks rent) - £323
Deposit (5 weeks rent) - £1615

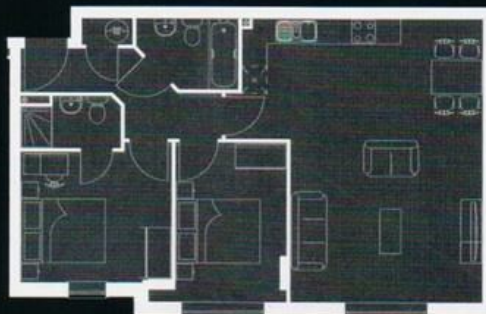




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC

■ Type D



Type D - Apartment 44, 45, 56, 57

Kitchen /	6.74m x 4.59m	22' 2" X 15' 1"
Lounge /		
Dining Room		
Bedroom 1	3.62m x 3.33m	11' 11" X 10' 11"
En-Suite	2.40m x 1.25m	7' 11" X 4' 1"
Bedroom 2	2.66m x 3.78m	8' 9" X 12' 5"
Bathroom	2.45m x 1.70m	8' 1" 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.