



**Buccaneer Court, Kestrel Road,
Farnborough**

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- One Bedroom, Ground Floor Apartment
- Popular Redrow Development
- Spacious Living Room
- Modern Kitchen & Bathroom
- Double Bedroom With Fitted Wardrobe
- Allocated Parking Space
- Annual Service Charge: £1522.32
- Annual Ground Rent: £135

Martin & Co are pleased to bring to the market this spacious, one bedroom, ground floor apartment, located in the popular Redrow development in Farnborough. This property comprises of a large living room, modern kitchen suite, modern bathroom, and double bedroom with fitted wardrobe. Further benefits include an allocated parking space, double glazing, security entry and lift access in the communal areas. Available with No Onward Chain.

Situated on the Hampshire and Surrey boundary, Farnborough offers excellent rail and general transport networks as well as easy connections to the M3 and A331. Farnborough mainline station is well within walking distance to the property and will take you into London Waterloo in under 40 minutes!



On arriving at the property, you are greeted with a modern building, well-kept communal areas and well laid out car park.

This particular property comes with one allocated parking space as well as visitor parking nearby. To the main door there is security entry and once inside you will find the communal areas are well cared for.

Upon entering the apartment, you are greeted with an entrance hall which benefits from a built-in storage cupboard. Following along the hallway, the double bedroom, living room, and bathroom can be found.

The bedroom offers a generous space measuring at 14'0 x 10'5 and benefits from a built-in wardrobe and a view out to the communal grounds.

The open plan living area and kitchen offers a great deal of space for various pieces of furniture as well as plenty of storage cupboards. Additionally, the kitchen provides a built-in electric hob, oven and a large fridge/freezer unit.

The bathroom is comprised of a white three-piece which includes a bath with overhead shower attachment, WC, and basin. Spot lighting enhances the space and provides a modern, sharp look.

No onward chain complications.

Remaining lease 116 years
Annual service charge £1,522.32
Annual ground rent charge £135
Council Tax Band: B
Estimated rental income £1050 - £1100 PCM

Please note that whilst the floorplan shows a balcony, this property does not feature any balcony





| | | |
|-----------------|-----------------|---------------|
| Lounge / Dining | 7.25m* x 6.18m* | 23'0" x 20'3" |
| Kitchen | 7.25m* x 6.18m* | 23'0" x 20'3" |
| Bedroom | 4.28m x 3.18m | 14'0" x 10'5" |
| Bathroom | 2.20m x 1.70m | 7'2" x 5'7" |

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 71 |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 73 |
| (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 | |



Martin & Co Aldershot
 173 Victoria Road, Aldershot, Hampshire,
 GU11 1JU
 Aldershot@martinco.com

01252 311974
<http://www.martinco.com>



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