



**Comet House, Wallis Square,
Farnborough**

01 499 5001



Comet House, Wallis Square, Farnborough

Apartment
2 Bedrooms, 2 Bathroom

£1,400 PCM

Date Available: 1st May 2025

Deposit: £1,615

Not specified

- Deposit £1,615
- EPC - C
- Council Tax - C
- Property to be re-decorated and re-carpeted throughout!
- Two Double Bedrooms
- Sought After Location
- Allocated Parking
- Double Glazed
- En-Suite to Master Bedroom

Property to be re-decorated and re-carpeted! Martin & Co are pleased to bring to the market this spacious two bedroom, second floor apartment, located in the sought after Red Row development within Farnborough.

Accommodation comprises of a large open plan living room/kitchen with door leading out to a balcony, two double bedrooms (the master of which benefits from an en-suite shower room), a family bathroom and storage cupboard in the hallway.

Further benefits include allocated parking for one vehicle, double glazing and is ideally located for those working in Farnborough I.Q business park.

Available 1st of May on an unfurnished basis.
Minimum household income for references required - £42,000
Holding deposit (one weeks rent) - £323





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		
	76	86
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	

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Approximate Gross Internal Area = 64.6 sq m / 695 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1158969)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Martin & Co Aldershot Lettings
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

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



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.