

6 Calloway House Coombe Way,  
FARNBOROUGH, Hampshire. GU14  
7FT.



**£205,000** Leasehold



A two bedroom ground floor apartment conveniently situated within walking distance of Farnborough main railway station and the town centre. The accommodation comprises of two bedrooms, the master having an en suite shower room, lounge with open plan kitchen with built in oven and hob and washing machine. Family bathroom. Outside there are communal gardens and secure, covered parking facility. The property has gas fired central heating by radiators and sealed unit double glazing. No onward chain.

   
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		77	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		78	78

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



## Ground Floor

### Entrance Hall

Telephone point, airing cupboard housing water tank, security entry telephone,.

### Triple Aspect Lounge

12' 9" x 10' 5" (3.89m x 3.17m) two radiators, sealed unit double glazed windows and door to a small patio area., open plan with the kitchen.

### Open Plan Kitchen

6' 6" x 6' 6" (1.98m x 1.98m) One and a half bowl, single drainer sink unit with adjoining work tops, four hot plate electric hob with oven below and extractor hood over, part tiled walls, washing machine, range of floor and wall mounted units in a light wood colour, wood effect laminate floor.

### Double Aspect Bedroom One

11' 0" x 9' 8" (3.35m x 2.95m) Radiator, sealed unit double glazed windows, double fitted wardrobe with sliding doors.

### En Suite Shower Room

White suite comprising of a fully tiled shower cubicle with folding screen door, low level wc. wash basin, extractor fan, wall mounted heater.

### Bedroom Two

11' 0" x 10' 2" (3.35m x 3.10m) (Irregular shape) Radiator, sealed unit double glazed window,

### Bathroom

White suite comprising of a panelled bath with shower unit with a fully tiled surround and screen, low level wc. wash basin, radiator, extractor fan.

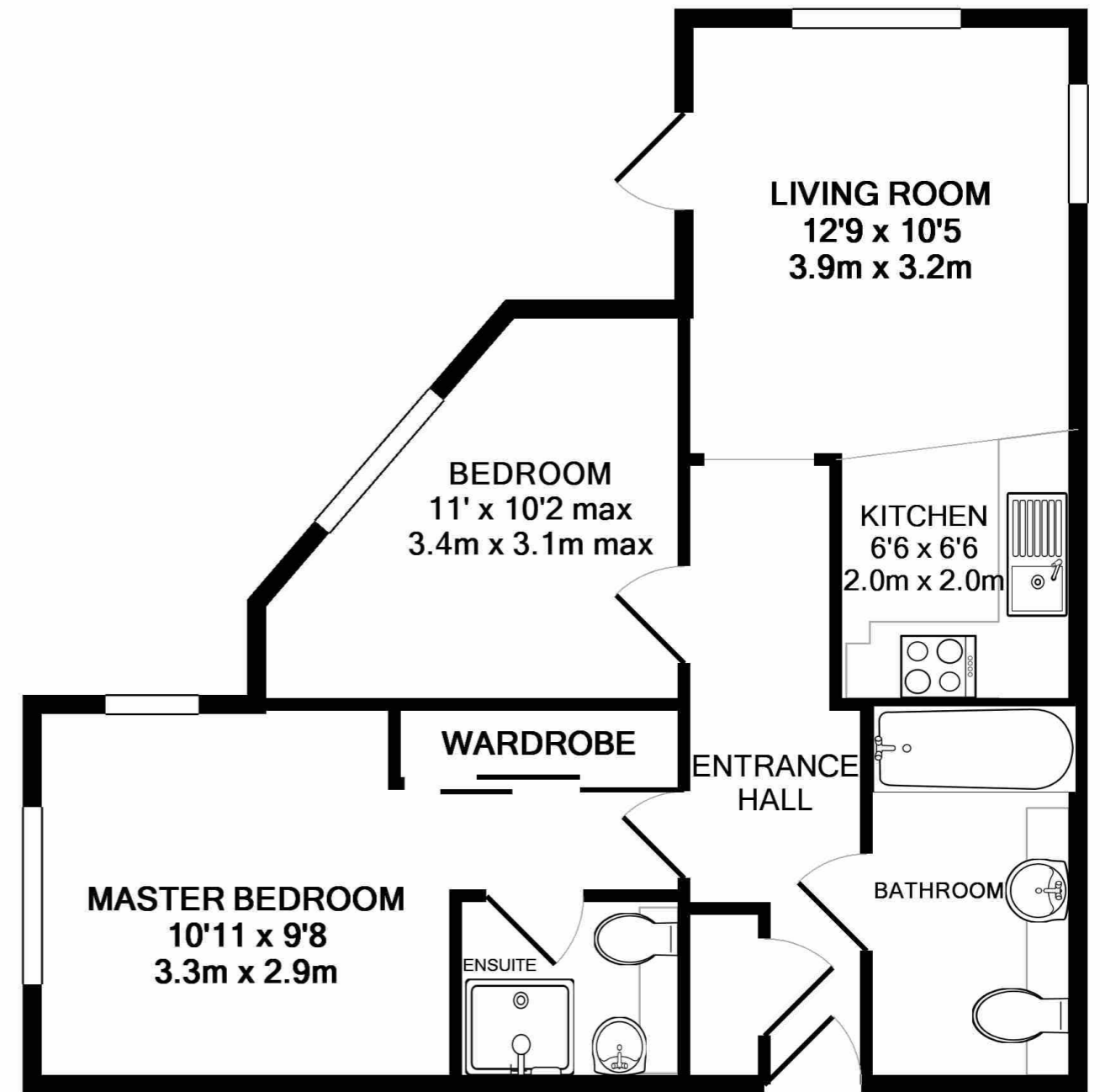
### Outside

### Communal Gardens

Patio area accessed from the Lounge.

### Parking.

Secure, covered parking facility.



TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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