

11 Fairfax Mews Church Road East,
FARNBOROUGH, Hampshire. GU14 6QJ.



£199,950 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This recently redecorated first floor apartment is set on the edge of Farnborough Park with its sought after streets and avenues, close to Farnborough College of Technology and located within a mile and a half of Farnborough town centre and the mainline railway station with links to Waterloo as well as further local shops, parks and amenities.

The spacious accommodation comprises of a dual aspect living room, kitchen, two double bedrooms and a bathroom. There are communal gardens to be enjoyed as well as a garage in a block and residential parking available. This property is offered with all existing furniture and NO ONWARD CHAIN.

Length of lease: 90 Years remaining. EPC: D

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.

Registered Office: 13 Claremont Avenue, Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel: 01252 838899
1 Guildford Road, Camberley, Surrey, GU16 6NL

Communal Entrance Hall

Security door activated by an electronic tab opens to a communal entrance hall with stairs to the first floor.
On the first floor landing to the right of the front door to the apartment are two cupboards, one housing the electric meter and another for storage purposes.

FIRST FLOOR

Entrance Hall

Wall mounted security entry phone system, wall mounted radiator, fitted coir matting, access to loft space via a ceiling hatch, door to:

Living Room

12' 6" x 15' 11" (max) (3.81m x 4.85m (max)) Front aspect bay window, side aspect window, wall mounted radiator, central ceiling light, door to:

Kitchen

6' 5" x 12' 6" (1.96m x 3.81m) Side aspect window, a range of base and wall units with roll edged work surface above, stainless steel single bowl single drainer sink with mixer tap, space for free standing cooker with extractor hood above. Space and plumbing for washing machine, built in dishwasher, space for free standing fridge/freezer, separate cupboard housing wall mounted hot water and central heating boiler, tiled floor, part tiled walls.

Bedroom 1

9' 2" x 13' 6" (2.79m x 4.11m) Front aspect window, wall mounted radiator, central ceiling light.

Bedroom 2

6' 8" x 10' 8" (2.03m x 3.25m) Front aspect window, wall mounted radiator, central ceiling light.

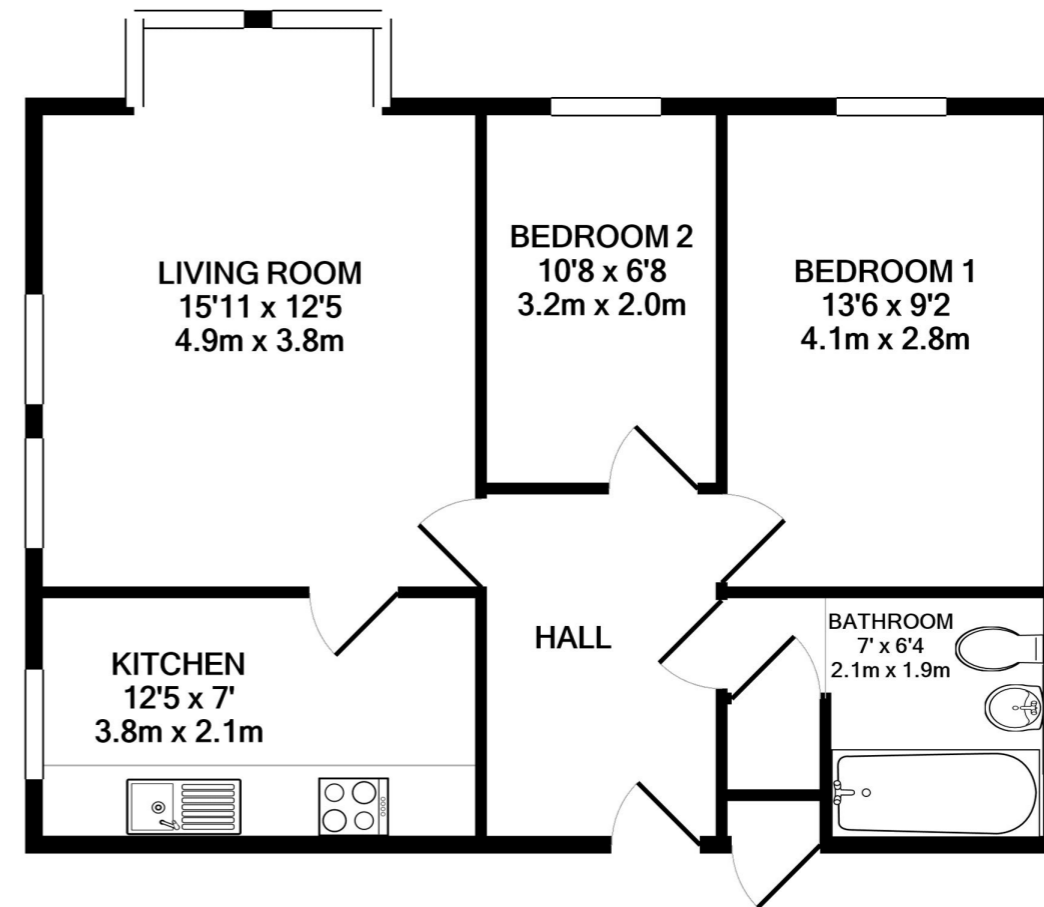
Bathroom

Side aspect frosted window, bath suite comprising panel enclosed bath with individual taps, a wall mounted shower and fitted shower rail, hand wash basin in vanity unit with cupboard beneath, low level wc, tiled floor, tiled walls, wall mounted heated towel rail, door to storage cupboard.

OUTSIDE

Gardens and Grounds

Communal brick built bin store.
Communal gardens and parking.
Garage in a block.



TOTAL APPROX. FLOOR AREA 598 SQ.FT. (55.6 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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