

30 Scholars Walk, FARNBOROUGH,  
Hampshire. GU14 8UL.



£240,000 Leasehold



This executive style second floor apartment is situated in a private courtyard development within 1.1 miles walk of Farnborough Main and Farnborough North mainline stations and within easy access of the A331 & M3. The accommodation comprises of a 20' living room with a 'Juliet' balcony overlooking the communal gardens to the rear, a fitted kitchen with built-in oven, hob & hood, master bedroom with an en-suite shower room and built-in double wardrobe, a second double bedroom and bathroom. The property also benefits from 2 allocated parking spaces, loft storage, gas fired central heating, double-glazed windows and access to the well maintained communal gardens.

Long lease of approximately 984 years.

No onward chain. EPC: C



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>	79	81
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	



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



GROUND FLOOR

Communal Entrance

Door to communal entrance with access via a security intercom, stairs to all floors.

SECOND FLOOR

Entrance Hall

Front door, doors to two separate storage cupboards, access hatch to loft, radiator, doors to:

Living Room

20' 0" x 11' 9" (6.10m x 3.58m) Rear aspect double glazed doors with a 'Juliet' balcony with double glazed windows on either side, three radiators, double doors to entrance hall.

Kitchen

10' 0" x 8' 11" (3.05m x 2.72m) Front aspect double glazed window, range of base and wall units with work surfaces over, one and one half bowl single drainer stainless steel sink, extractor hood over four ring stainless steel gas hob with built-in double oven below, built-in washing machine, space for fridge/freezer, space for dishwasher, cupboard housing regularly serviced Glow-worm gas fired combination boiler, radiator, downlights.

Master Bedroom

11' 4" x 11' 2" (3.45m x 3.40m) Rear aspect double glazed window, radiator, built-in double wardrobe, door to:

En suite Shower

Enclosed shower cubicle, pedestal hand wash basin, shaver point, low level wc. Radiator, extractor fan, part tiled walls, downlights.

Bedroom 2

10' 2" x 9' 11" (3.10m x 3.02m) Front aspect double glazed window, radiator.

Bathroom

White suite with panel enclosed bath with a mixer tap with a shower attachment and fitted shower screen, pedestal hand wash basin, low level wc. Shaver point, extractor fan, radiator, downlights, part tiled walls.

OUTSIDE

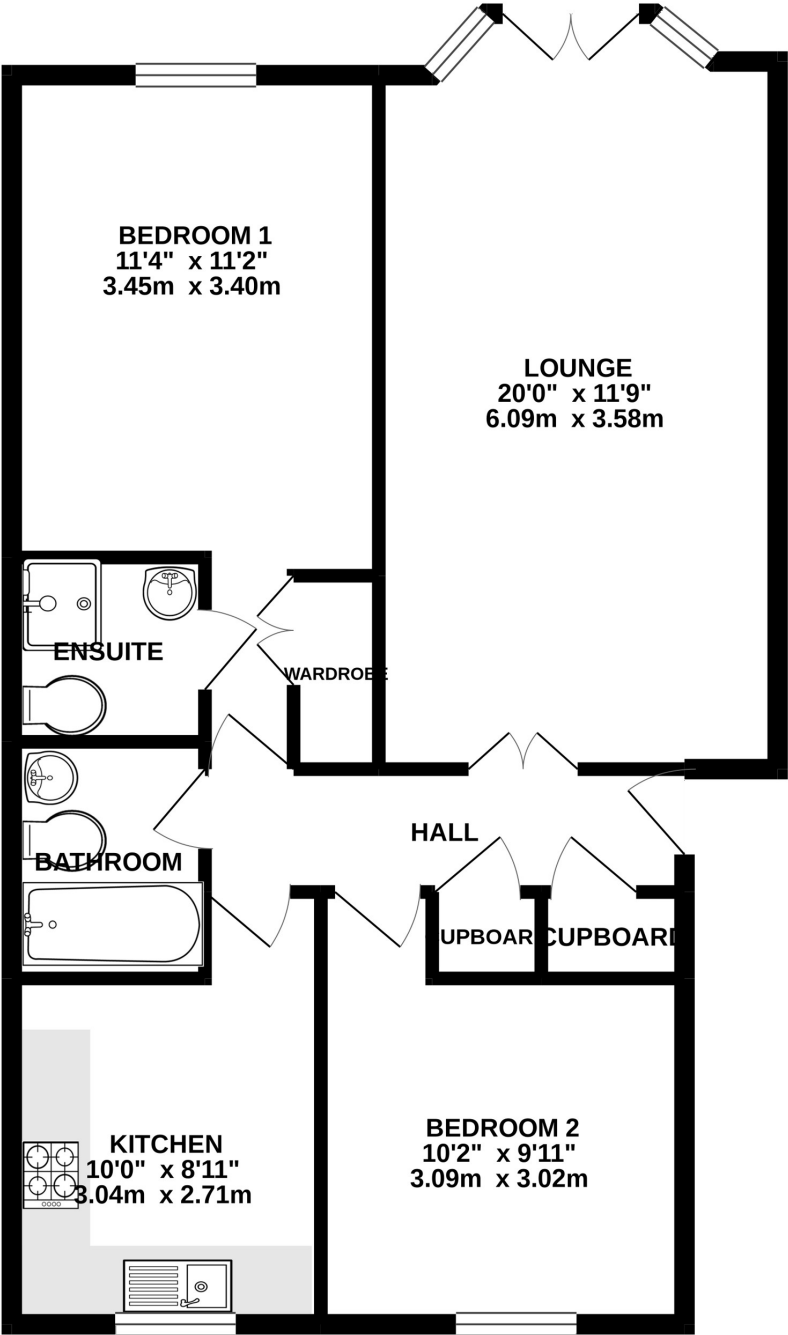
Gardens

The enclosed, well maintained communal gardens present an attractive display of lawns, patios and trees.

Parking

There are two allocated parking spaces that are both marked No. 30.

SECOND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021