



Farnborough BR6
£185,000

jdm
ESTATE AGENTS

Description:

CHAIN FREE.

This one double bedroom, ground floor, purpose built apartment is situated in a convenient location for bus routes, local shops at Locksbottom and PRU Hospital. This is a popular development given that there are very few other opportunities to acquire retirement accommodation in this vicinity.

An entryphone system provides access to a communal hall leading to this apartment. The well proportioned living room has a dual aspect with a bay window to the front. The kitchen is fitted with a range of base and wall units in white and includes a ceramic hob with hood over and under oven. The fridge/freezer and washing machine will remain. The bedroom has full height, fitted wardrobes and the tiled bathroom has a three piece coloured suite comprising panelled bath, pedestal wash basin and WC.

The property is double glazed and is all electric for heating and hot water so that maintenance is kept to a minimum. Included in the price will be carpets, curtains and light fittings and any furniture currently in the apartment which the new owner may wish to remain.

There is a communal lounge and laundry room for the residents use. We are informed that residents must be aged 65 years or over.



Directions: From our Locksbottom office turn left onto Crofton Road and at the traffic lights turn left again onto Farnborough Common (A21). Take the first left after the hospital into Wellbrook Road and the residents car park is on the left hand side. There is pedestrian access off Farnborough Common.

Tenure: Leasehold

Lease term years from

Ground Rent: £150 per annum

Service Charge: £165 per month

Council Tax Band:



Room Dimensions:

Entrance Hall

Living Room **17'3 x 10'9 plus bay window**

Kitchen **10'10 x 7'1**

Bedroom **13'11 x 10'2**

Bathroom

Outside

Communal Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





TOTAL APPROX. FLOOR AREA 525 SQ.FT. (48.8 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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IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Locksbottom

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