

Total area: approx. 52.7 sq. metres (566.9 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		X	X
(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, Scotland & Wales		EU Directive 2002/91/EC	



Churchill Court | Gladstone Road | Farnborough Village | BR6

Offers in excess of £275,000

-  Ground floor maisonette
-  Walk to shops
-  2 bedrooms
-  2 allocated parking bays
-  Convenient & Prestigious location
-  Excellent sized lounge/kitchen
-  Modern fitted shower room
-  Long lease & low maintenance charges



Entrance

3'10" x 3'0" (1.16m x 0.92m)

Enclosed porch with frosted part glazed front door, coved ceiling. Front door leading to entrance hall.

Entrance Hall

Two large storage cupboards, electric economy 7 heater, coved ceiling, laminated wood flooring.

Bedroom 1

12'8" onto wardrobe x 9'1" (3.86m x 2.77m)

Two double glazed windows to the side, built in double wardrobes, economy 7 heater, laminated wood flooring.

Bedroom 2

8'11" x 6'2" (2.72m x 1.89m)

Double glazed window to the side, economy 7 wall heater, laminated wood flooring,

Shower room

7'6" x 4'10" (2.29m x 1.47m)

Part tiled walls, large shower basin with contemporary shower and glass sliding doors, low level WC, wash hand basin, deep linen and towel airing cupboard, wall mounted chrome towel rail, extractor fan.

Open-plan kitchen/living room

13'9" x 14'8" (4.20m x 4.47m)

Double glazed windows to the side, range of matching wall and base units, cupboards and drawers, integrated electric oven and hob with extractor hood over, plumbing for washing machine, space for fridge freezer, breakfasting bar, electric economy 7 heater, coved ceiling, inset lighting, laminated wood flooring.

Communal Gardens

Two allocated parking bays

Additional guest parking

A GROUND FLOOR MAISONETTE IN A MOST CONVENIENT LOCATION. Approached via its own entrance door this truly immaculate property offers very good accommodation and is ready to move into. Situated just off the High Street with its excellent range of shopping and transport facilities and within walking distance of comprehensive shops and services in Locksbottom as well as the Princess Royal Hospital. The property offers excellent accommodation with a very well-proportioned open plan lounge/kitchen, 2 excellent sized bedrooms and a modern fitted shower room. Worthy of note are 3 very useful storage cupboards. The property benefits from 2 allocated parking bays and the complex provides guest parking too. We are pleased to inform that the lease has approximately 99 years unexpired with an annual maintenance of £1010 and Ground Rent of £150 PA. This property is offered onto the market in pristine condition and will appeal to First Time buyers, an investor or someone wishing to downsize and we therefore expect high demand, as such we recommend your earliest attention. NO ONWARD CHAIN. INVESTOR NOTES: ANTICIPATED RENT FOR THIS PROPERTY IS IN THE REGION OF £1,200 PCM.