



Centrifuge Way, Farnborough

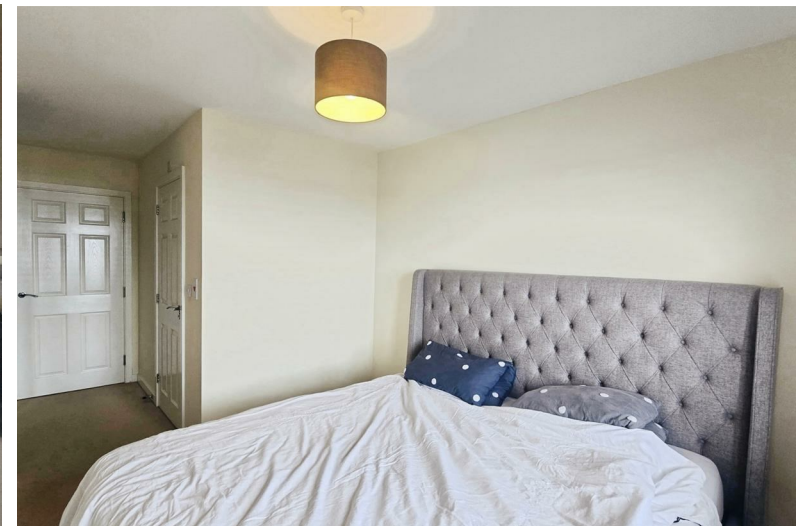


Centrifuge Way, Farnborough

- En Suite & Built In Wardrobe To The Master
- Modern, Top Floor Two Bedroom Apartment
- Two Double Bedrooms
- Spacious Living Room
- Gas Central Heating & Double Glazing
- Allocated Parking For One

A well-presented two-bedroom, two-bathroom apartment in a sought-after Farnborough location. Offering a spacious reception room, excellent access to local amenities and transport links, a long 114-year lease, EPC B rating, and a service charge of £1,700 per annum, this property is an ideal purchase for first-time buyers, professionals, or investors.

Welcome to this charming apartment located on Centrifuge Way in the vibrant town of Farnborough. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.



The apartment boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly accommodated.

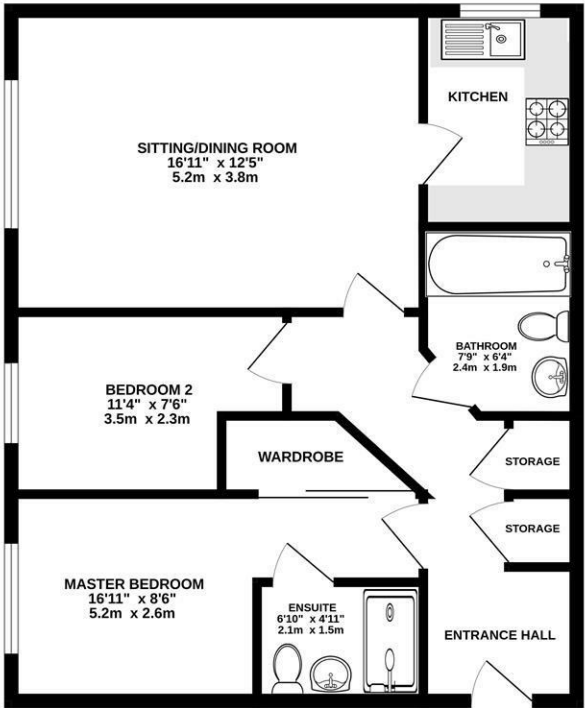
Situated in an excellent location, this property offers easy access to local amenities, transport links, and recreational facilities, making it a prime choice for those who value both comfort and convenience. Whether you are looking to invest or find your next home, this apartment presents a wonderful opportunity in a sought-after area.

Do not miss the chance to make this lovely apartment your own.

Council Tax Band: C
Service Charge: £1700pa
EPC: 82/82 (B)
Lease remaining: 114 years



TOP FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 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 12026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

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



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

