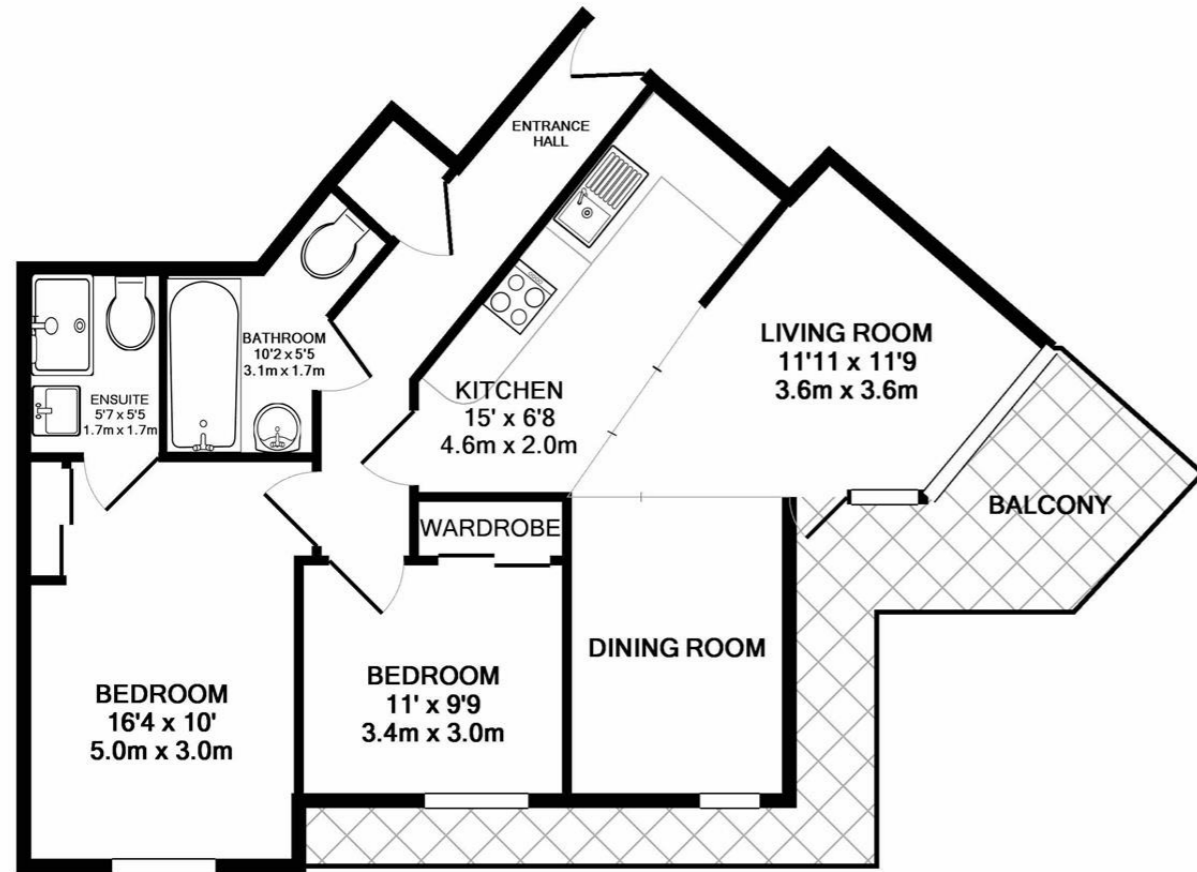
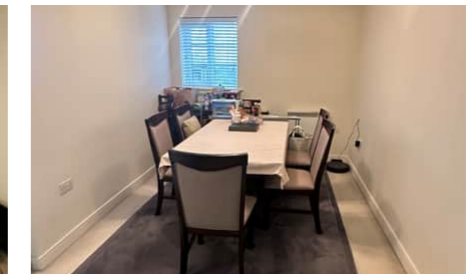


34 Vulcan House, Wallis Square Farnborough, GU14 7GS



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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£260,000 Leasehold



- Third floor apartment with lift
- En suite to master bedroom
- Balcony off living room
- Allocated parking space
- Communal gardens
- Two double bedrooms
- Lounge/Diner
- Lift access in communal area
- Ideal first time purchase
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

Upon entering the property, you are greeted by an entrance hall with an area for shoes and coats along with doors to all rooms and a handy storage cupboard. The main living area is a light and well proportioned room and offers ample space for settees, a dining table and other furniture if you wish. With a pleasant outlook, a door leads out to the balcony with some welcome outside space. Open plan to the kitchen, the room is ideal for day to day living and entertaining. The kitchen is fully equipped with a range of eye and base level storage units, work surface area, built in fridge/freezer, hob, oven and washing machine. Both bedrooms are double, and the master has an en suite shower room and built-in wardrobe. The en suite is fitted with a walk-in shower cubicle, hand basin, WC and heated towel rail. The main bathroom includes a bath with glass shower screen, WC, hand basin and heated towel rail. Outside you will find pleasant and well maintained communal grounds. The property has its own allocated parking and there are also visitor bays available on the development.

EPC: C Council Tax C: £1,875.81 p.a. (2024/25) Ground rent: £265 p.a. Service charge: £2,456 p.a.

Lease 125 years from 2008 (109 years remaining)

Location

Nestled equidistantly between the bustling Farnborough mainline and North Camp train stations, this two-bedroom apartment offers unparalleled connectivity. Whether commuting to the heart of London or jetting off from Gatwick, your journey starts just moments from the doorstep. Daily conveniences are well within reach, with both ASDA and Sainsbury's supermarkets a stone's throw away, and the esteemed Frimley Park Hospital merely 3 miles distant. The M3 motorway is also within easy reach, providing access to the coast and London.