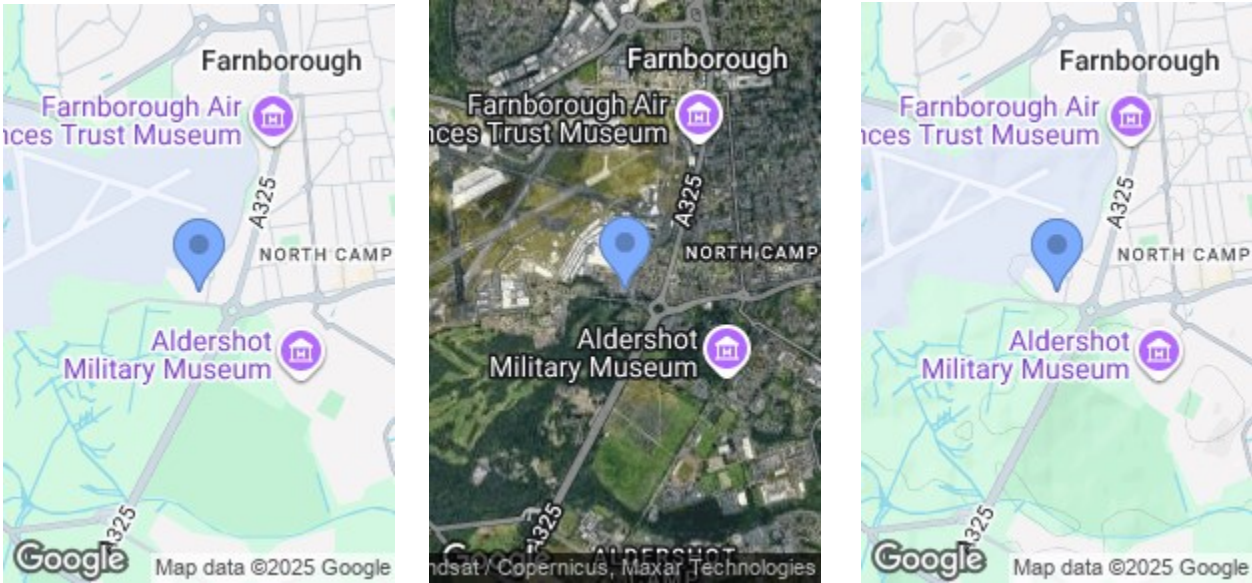


ROAD MAP

HYBRID MAP

TERRAIN MAP



CENTRIFUGE WAY, FARNBOROUGH GU14
OFFERS IN EXCESS OF £230,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



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





MAIN FEATURES

- First Floor Apartment
- Very Well Presented
- Two Double Bedrooms
- En Suite To Bedroom One
- Allocated Parking
- Modern Kitchen
- Well Maintained Communal Grounds
- Close To Farnborough Main Train Station

FULL DETAILS

Hall
11'10 x 10'9 (3.61m x 3.28m)
Telephone entry system, storage cupboard and carpet flooring.

Living/Dining Room
18'5 x 10'11 (5.61m x 3.33m)
Carpet flooring and doors leading to the Juliet balcony.

Kitchen
10'11 x 6'6 (3.33m x 1.98m)
Range of base and eye level units, sink, four ring gas hob with extractor hood above, electric fan assisted oven and integrated appliances comprising; dishwasher, fridge/freezer and washing machine.

Bedroom One
14'3 x 8'9 (4.34m x 2.67m)
Front aspect double bedroom, carpet flooring and door leading through to;

En Suite
Shower cubicle, low level WC and wash hand basin. Heated towel rail and partly tiled walls.

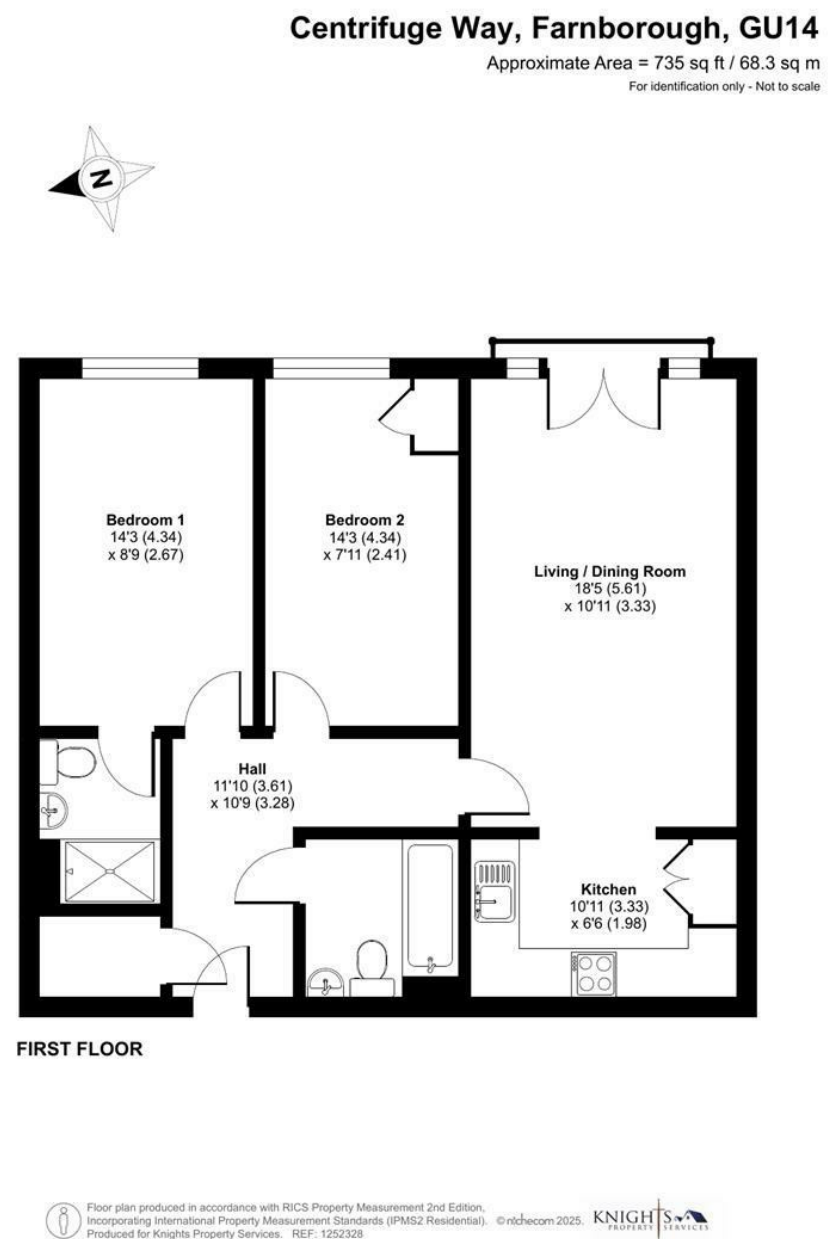
Bedroom Two
14'3 x 7'11 (4.34m x 2.41m)
Front aspect double bedroom, carpet flooring and storage housing the boiler.

Bathroom
Panel enclosed bath with shower, low level WC and wash hand basin. Heated towel rail and partly tiled walls.

Leasehold Information
We have been advised by the owner that there is approximately 114 years left on the lease. The current ground rent is approximately £500 per annum and the current maintenance charge is approximately £1800 per annum. Whilst every attempt has been made to ensure this information is accurate, Knights Property Services can not be held liable for any inaccuracy in this information as we are relying on it from a third party.

Council Tax
Band C.

FLOORPLAN



CENTRIFUGE WAY, FARNBOROUGH GU14

KNIGHTS PROPERTY SERVICES - For sale is this very well presented first floor apartment, which was built in 2015 and situated within a popular location on the sought-after Queensgate development in Farnborough. The well planned and spacious apartment comprising; open plan living/dining room leading into the modern kitchen with integrated appliances, two double bedrooms with an en suite to bedroom one and a further bathroom. The home has been redecorated by the current owners and is within close proximity to Farnborough Main train station, with its direct links to London Waterloo. Farnborough town centre is nearby, with its wide range of shops and leisure facilities. In addition to well maintained communal grounds, the apartment comes with allocated parking.