



ROAD MAP

HYBRID MAP

TERRAIN MAP



MOORFIELD PLACE, FARNBOROUGH GU14  
OFFERS IN EXCESS OF £240,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100	85	85
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			





## MAIN FEATURES

- Third Floor Apartment
- One Double Bedroom
- Balcony & Large Terrace
- One Allocated Parking Space
- 7 Years Remaining On New Build Guarantee
- Beautifully Presented
- Open Plan Reception Room/Kitchen
- Communal Roof Terrace
- Close To Farnborough Main
- Beautiful Communal Grounds

## FULL DETAILS

### Hallway

Enter via door and vinyl flooring. Utility cupboard with space for; washer/dryer.

### Reception Room/Kitchen

Open plan, vinyl flooring and sliding door leading to the balcony. Kitchen has a range of base and eye level units, gas hob, oven, extractor fan, sink, fridge/freezer and dishwasher.

### Bedroom

Storage, carpet flooring and doors leading to the large terrace.

### Bathroom

Wash hand basin, low level WC, bath with shower, heated towel rail, partly tiled walls and tiled flooring.

### Lease Information

We have been advised by the current owner that there is approximately 996 years left on the lease. There is a peppercorn ground rent and the current service charge is approximately £1147 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

Band B.

## FLOORPLAN

THIRD FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## MOORFIELD PLACE, FARNBOROUGH GU14

KNIGHTS PROPERTY SERVICES - For sale is this very well presented third floor apartment on the Sky Plaza development, situated within close proximity of the town centre and Farnborough Main train station with direct trains to London Waterloo. The development is also close to several retail outlets, other amenities and colleges such as Farnborough College of Technology.

The apartment comprising; open plan reception room/kitchen, one double bedroom and a bathroom. Standout features to mention include a large terrace, balcony and one allocated parking space plus visitor bays. There is approximately seven years left on the new build guarantee. There are also extremely well presented communal areas including a roof terrace.