



67 Brand House, Coombe Way
Farnborough GU14 7GD

67 Brand House, Farnborough

- Prominent location
- Full length balcony
- Tenants in situ
- Secure gated parking space
- Walking distance to Station
- Secure gated parking space
- En-suite to master
- Lift access

Martin & Co are delighted to offer to the market this larger style 2-bedroom, 2-bathroom apartment with balcony and allocated parking. Being sold with tenant in situ, this ready-made buy to let is an opportunity not to be missed!

Brand House is ideally located within close proximity from Farnborough Mainline Station (0.3 miles or a seven minute walk, source Google Maps) which provides direct access into London Waterloo from as little as 36 minutes with trains running every fifteen minutes during peak times.

Number 67 Brand house is a two double bedroom apartment positioned on the third floor of the development with far reaching views including towards Farnborough's historic clock house and beyond. Being on the third floor, the property benefits from an abundance of natural light, road noise is minimal and there is an added feeling of security.



On arriving at Brand House there is a security entry system, once inside a lift will take you to the third floor where the apartment can be found. Once inside the apartment a large hallway provides access to the lounge diner, master and guest bedroom, family bathroom as well as a large cupboard for storage (a feature often overlooked in other apartments).

The lounge-diner and kitchen run the depth of the flat (thirty-two feet) and are a feature of the property. Beyond the lounge there are large sliding patio doors which open out to a balcony which runs the full width of the apartment passing both bedrooms. The kitchen is fully fitted with a built-in oven and hob, as well as a washing machine and dishwasher.

The second bedroom is an excellent size, measuring 14'8" x 7'9", the master is also impressive measuring 21' in length with doorway access through to an en-suite shower room with sink and basin. The bathroom is fitted with a white three-piece suite including a bath with shower above.

The property comes with the exclusive benefit of an allocated parking space in the secure underground gated car park.

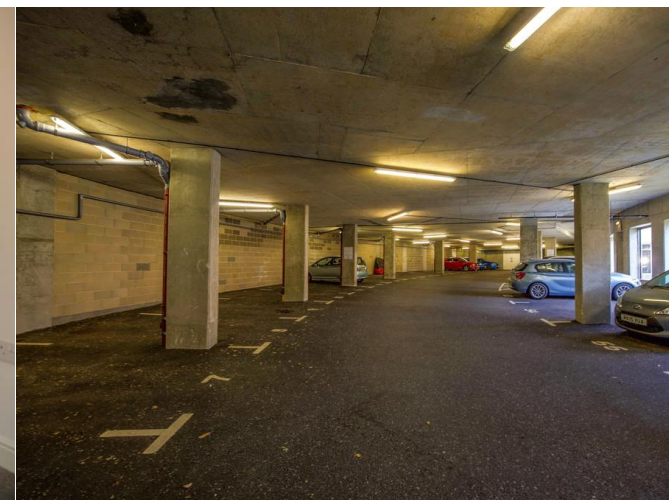
Lease 112 years

Council Tax Band C

Service charge PA: £2,095.04

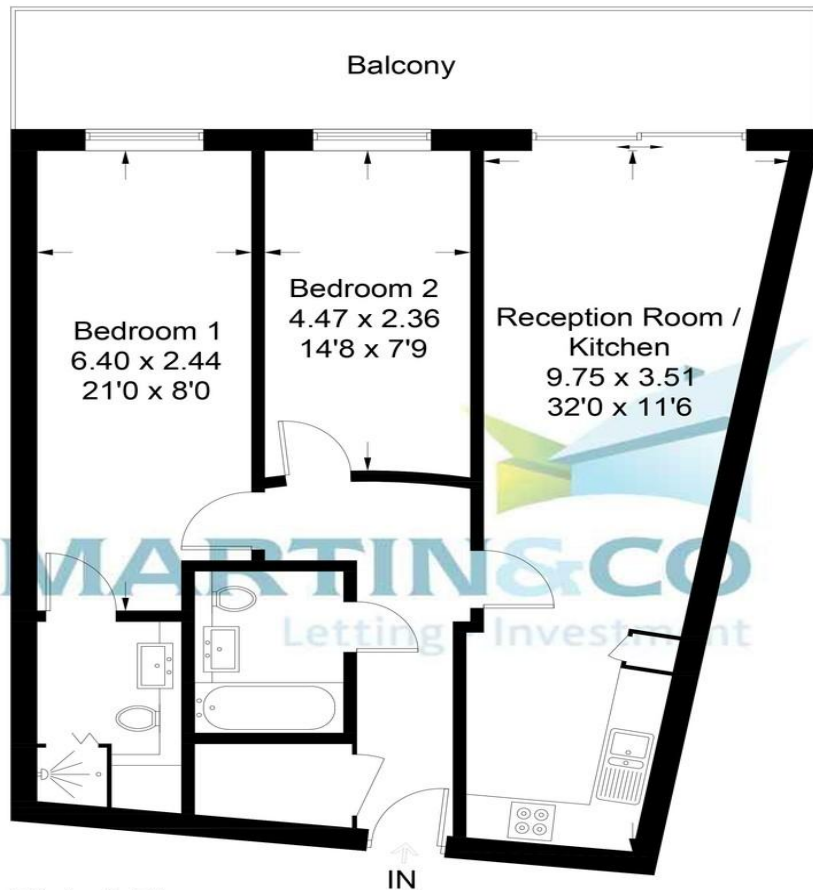
Ground rent PA: £255.26

Current rental income £1,030PCM



Brand House, GU14

Approximate Gross Internal Area Total = 73.2 sq m / 788 sq ft

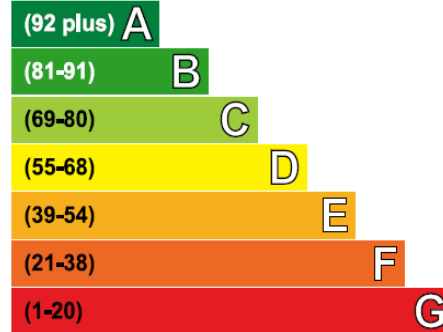


Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID569593)

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



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