



## Brand House, Coombe Way, Farnborough, Rushmoor, GU14 7GB

**PRICE £1,400 PER MONTH**

- Two Double Bedrooms & Two Bathrooms
- Modern Kitchen
- Spacious Living Area
- Secure & Convenient Access
- Central Farnborough Location
- Underground Allocated Parking Space



## ACCOMMODATION

This two-bedroom, two bathroom first floor apartment is located in the centre of Farnborough - a town that has just completed a multimillion pound redevelopment programme and has fabulous amenities and direct links to Waterloo.

Using a secure entry phone system, the property can be accessed via lift or stairs. Leading off the central hallway is a large living/dining room with patio doors opening out to a balcony. The kitchen is located at the end of the living room, giving the living space a very sociable layout. The kitchen is fully fitted with a range of appliances including fan oven, hob, washer/dryer and tall fridge freezer. The master bedroom is a good size double with a modern ensuite shower room. The second bedroom is also a double. The large bathroom has a white suite, with bath, shower over the bath with a glass screen, WC and handbasin. Outside there is a secure underground allocated parking space, however, this property would also suit a non-car driver/owner as it is close to all local amenities, including: bus station, rail station, library, leisure centre, shops, cafes, supermarkets and a Vue Cinema.

Security Deposit: £1615.40 (based on advertised rental price)

Holding Deposit: £323.08 (based on advertised rental price)

Minimum Tenancy Term: 12 months

Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.