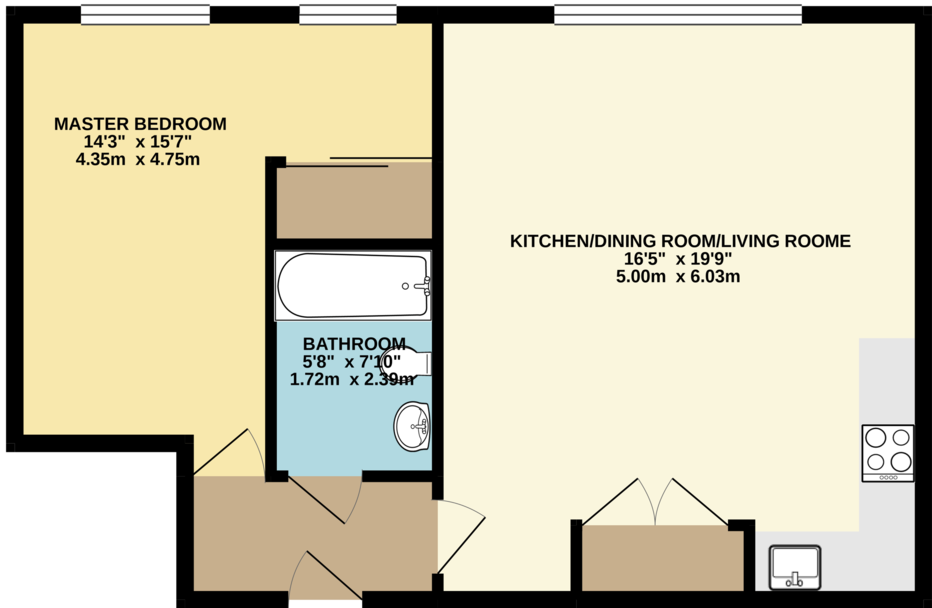


GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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30 Grand View, 296 Farnborough Road, Farnborough,
Hampshire, GU14 7GZ

****BRAND NEW STUNNING ONE BEDROOM APARTMENT TO RENT****

This well presented one bedroom first floor apartment further benefitting from a large open plan kitchen living room, beautiful finish through out. further benefits access to both a secure gated underground parking and a communal courtyard garden.

Grandview is a new collection of high quality town centre apartments, close to Farnborough station which provides fast services to London Waterloo (34 minutes) and easy access to the main transport routes of the M3 and A31.

This striking development comprises 145 well proportioned one and two bedroom dwellings designed to complement modern lifestyles. Open plan lounge/diners, well appointed kitchens, contemporary bathrooms and external terrace areas all created for modern, elegant, professional living.

Contact Details

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Kitchen:
High quality designed gloss lacquer finished melamine cabinets, High engineered stone effect laminate worktops and upstands, Toughened glass splashback behind hob, Stainless steel sink with Grohe mixer tap.

Bathroom:
Fully tiled bathroom, Concealed cistern with low level WC, Wall hung hand rinse basin with chrome Grohe mixer tap, Panel baths with chrome thermostatic Grohe mixer tap shower and glass shower screen, Wall mounted mirror cabinet, Shaver socket, Chrome heated towel rail



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	