



MERA HEIGHTS

3 FIRGROVE ROAD, FARNBOROUGH,
HAMPSHIRE GU14 7TN



MERA HEIGHTS

WELCOME TO MERA HEIGHTS



MERA HEIGHTS

A collection of 31 beautifully designed one and two bedroom luxury, high specification apartments with a contemporary flair.

Mera Heights is ideally located for Farnborough's vibrant town centre with a mainline station a few minutes walking distance away providing easy access to London Waterloo.

Comfortable suburban living and yet within 40 minutes of London and the West End.



INVEST IN YOUR FUTURE



Mera Heights is within a 5 minute walk of Farnborough's mainline station, which provides a short journey time to London Waterloo (40 minutes) and only a 10 minute walk to Farnborough North which enables quick & easy rail access both to Gatwick & Heathrow International airports.

The tube network unfolds from Waterloo providing access to all of the capital's attractions.

For those travelling by car, and by using the M3 & M25 road systems, London Heathrow is only a 22 mile (35km) drive away. For those travellers that want the convenience of air travel on the door step, Farnborough even has its own international Jet hub.

With such a great transport infrastructure around & about, Mera Heights is well placed for the commuter, and we see these homes being of appeal to homeowners & investors a like.

WELCOME TO FARNBOROUGH

Set within the leafy Borough of Rushmoor, Farnborough offers a vibrant town centre with an array of shops, restaurants, cafes, seven screen Vue cinema complex and works have begun for the creation of a new leisure centre & civic hub.

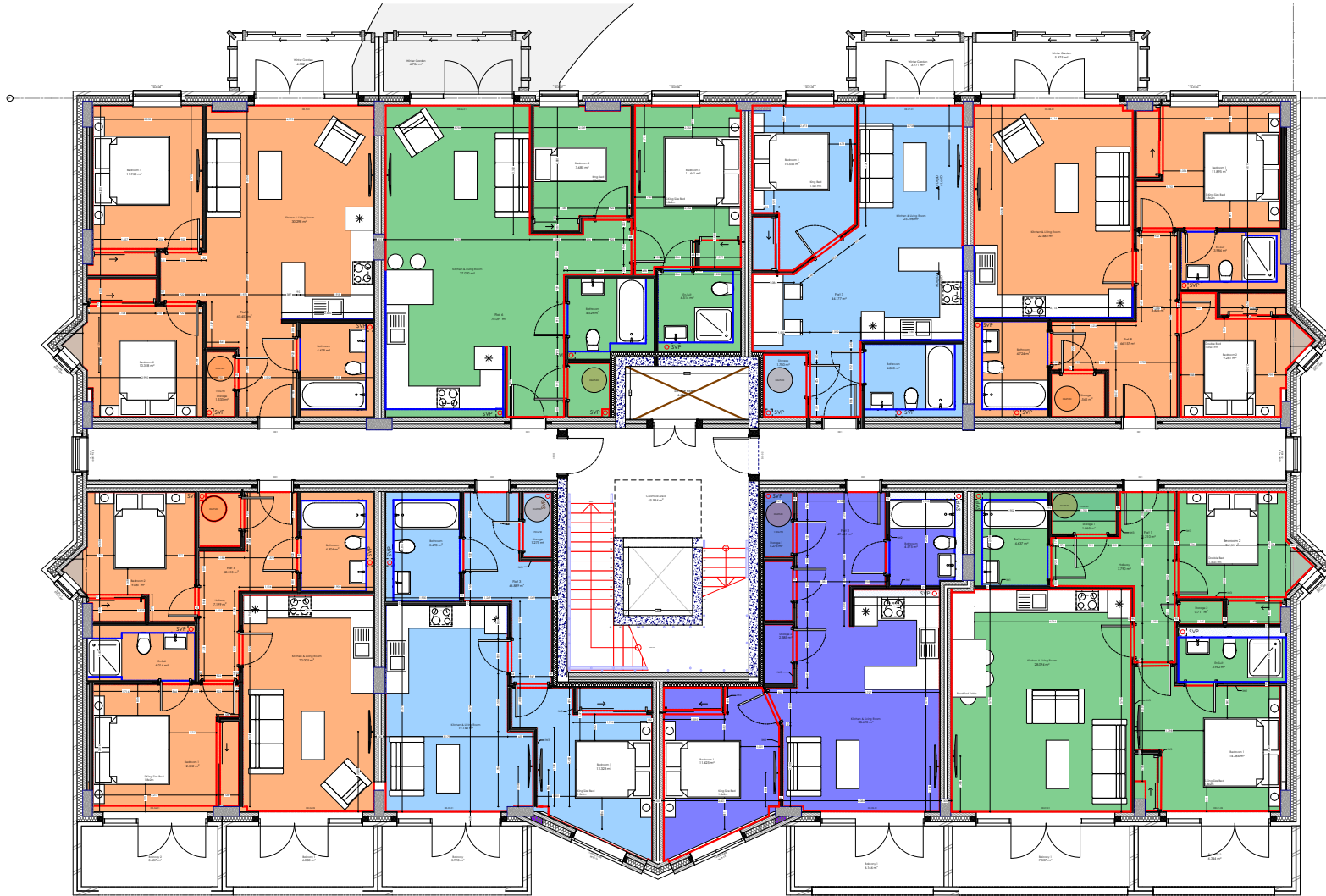
Farnborough is one of Hampshire's greenest borough's with several beautiful parks, woodlands, and open spaces.







MERA HEIGHTS



FIRST FLOOR

FLAT NO	BEDROOMS	AMENITY	SQ M	FLAT NO	BEDROOMS	AMENITY	SQ M
1	2	2 Balconys - 7.3m ² & 6.3m ²	70	5	2		60
2	1	Balcony - 6.1m ²	50	6	2		70
3	1	Balcony - 5.9m ²	47	7	1	Winter Garden - 3.7m ²	45
4	2	2 Balconys - 5.6m & 6m ²	63	8	2	Winter Garden - 5.4m ²	66



MERA HEIGHTS

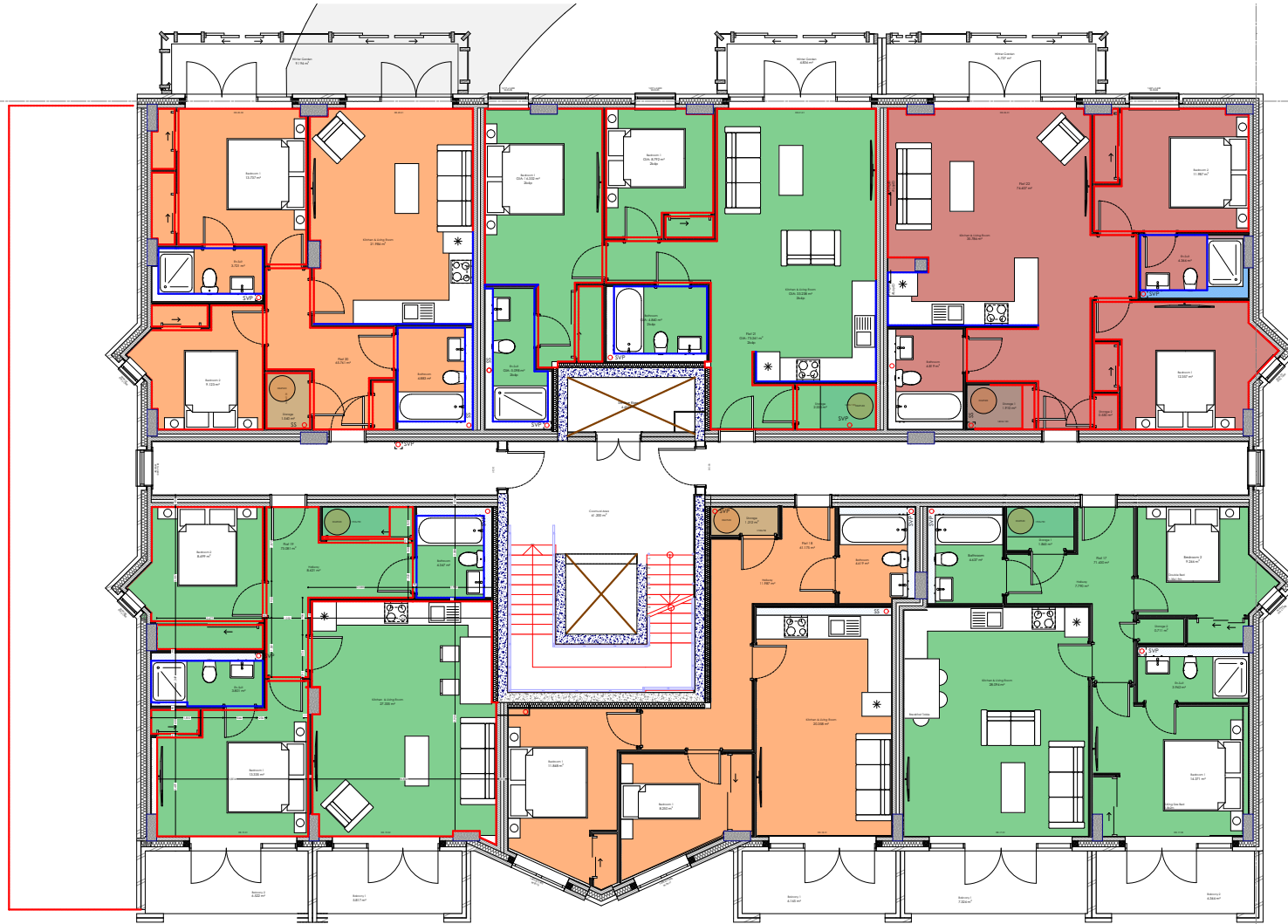


SECOND FLOOR

FLAT NO	BEDROOMS	AMENITY	SQ M	FLAT NO	BEDROOMS	AMENITY	SQ M
9	2b	2 Balconys - 7.3m & 6.3m ²	70	13	2b		60
10	1b	Balcony - 6.1m ²	50	14	2b		70
11	1b	Balcony - 5.9m ²	47	15	1b	Winter Garden - 3.7m ²	45
12	2b	2 Balconys - 5.6m ² & 6m ²	63	16	2b	Winter Garden - 5.4m ²	66



MERA HEIGHTS



THIRD FLOOR

FLAT NO	BEDROOMS	AMENITY	SQ M	FLAT NO	BEDROOMS	AMENITY	SQ M
17	2b	2 Balconys - 7.3m ² & 6.3m ²	71	20	2b	Winter Garden - 9.1m ²	66
18	2b	Balcony - 6.1m ²	62	21	2b	Winter Garden - 4.8m ²	73
19	2b	2 Balconys - 6.5m ² & 5.8m ²	73	22	2b	Winter Garden - 6.7m ²	74



MERA HEIGHTS



FOURTH FLOOR

FLAT NO	BEDROOMS	AMENITY	SQ M	FLAT NO	BEDROOMS	AMENITY	SQ M
23	1b	Balcony - 6.6m ²	53	26	2b	Balcony - 12.4m ²	75
24	1b	Balcony - 5.9m ²	53	27	2b	Balcony - 4.2m ²	67
25	2b	Balcony - 5.6m ²	74	28	1b	Balcony - 7.5m ²	52



MERA HEIGHTS



FIFTH FLOOR

FLAT NO	BEDROOMS	AMENITY	SQ M
29	2b		86
30	1b		56
31	2b		85

SPECIFICATION



MERA HEIGHTS

COMMUNAL AREAS

Stylish communal hallways giving access to all floors
Cycle Store
Car park and residents parking

INTERIORS

Walls & ceilings finished in Dulux Super Matt White
Skirting & architraves finished in Johnstones Brilliant White Satin wood
White Oak veneer ladder internal doors
Premdor Portofino Light Grey security front door
Oak veneered herringbone parquet engineered flooring in either a Natural Or Clay
Grey finish to the living room/kitchen & hallway
First Impression Day Dreamer carpet to bedrooms
Balcony's or Winter Gardens to some units

KITCHENS

Contemporary bespoke kitchen finished in either Urban & Pebble Grey or Cashmere Grey
Carrera Quartz worktop & splashback
Stainless steel under mounted sink
Bosch induction hob
Bosch angled glass filtration hood
Bosch Pyrolytic 4D hot air oven
Bosch integrated fridge/freezer
Bosch integrated dishwasher
Bosch integrated washer-dryer

BATHROOMS & EN SUITES

Designer White sanitaryware with contrasting edge bath with Lift square freeflow filler, shower screen & square shower head
Wall hung Satin Grey or Oak finish vanity & sink unit with mixer Car taps
Wall hung WC with soft close seat
Quadrant glass shower enclosure with square shower head to ensuites
Shelving alcove with downlighters
Heated towel rail
Porcelanosa floor & wall tiles - Light Grey to the bathrooms & Creama to the ensuites
Shaver socket

ELECTRICAL & HEATING

LED white spotlights
LED perimeter scene lighting
Vent Axia automated mechanical ventilation system
Thormosphere glass panel electric radiators
TV points fitted to the living room & bedrooms
Built in ceiling speakers
Communal satellite dish
BT open reach point
Entryphone system

PEACE OF MIND

10-year ICW Structural warranty
2-year developer defect warranty
Automated fire sprinkler system
Mains operated smoke detectors

ADDITIONAL INFORMATION

NERA HEIGHTS, 3 FIRGROVE ROAD, FARNBOROUGH, HAMPSHIRE GU14 7TN

TENURE

Brand new 250-year lease with a peppercorn ground rent.

ESTIMATED ANNUAL SERVICE CHARGE

Calculated at approximately £2.00 per square foot.

COMPLETION

The development is being sold off plan with an estimated completion date scheduled for Quarter 2, 2024.

RESERVATION

A £500.00 reservation fee is required to proceed with a purchase. Exchange of contracts is then required with 28 days. Completion will be subject to 10 working days notice. Purchasers are required to provide mortgage agreements, identification, proof of address & deposit.

These details are for general guidance only and do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plans without prior notice.

Interiors and images of the development are computer generated and precise details may vary.

Dimensions are approximate and calculated at the widest point. Floor plans are with a tolerance of 3%.

Journey times and distances are approximate.





ANOTHER DEVELOPMENT BY



MERA

R E A L E S T A T E

merarealestate.co.uk
+44 1252 204 000