

MERA HEIGHTS

3 FIRGROVE ROAD, FARNBOROUGH,
HAMPSHIRE GU14 7RE

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



MERA HEIGHTS – A NEW STANDARD OF LIVING

Mera Heights offers a stunning collection of high-quality town centre apartments, ideally located close to Farnborough Station, providing direct and fast services to London Waterloo in approximately 34 minutes. With excellent access to major transport routes including the M3 and A31, this development is perfect for those seeking a balance of convenience and style.

The gated development consists of 31 beautifully designed one and two-bedroom apartments, each crafted to complement modern lifestyles. The apartments feature spacious open-plan lounge/diners, ideal for both relaxation and entertainment. Fully equipped kitchens with contemporary finishes, sleek bathrooms, and private balconies create an inviting and elegant living space tailored to professional living.

Whether you're commuting to the city or seeking a tranquil retreat in the heart of Farnborough, Mera Hights provides the ideal blend of comfort, style, and accessibility.

DEVELOPER

DELIVERING OUTSTANDING PERFORMANCE USING A VALUE DRIVEN APPROACH.

MERA
REALESTATE

Mera Real Estate Limited is a passionate, progressive and performance-based property development company, reputed for creating exceptional homes in London and the home counties.

We are committed to ensure that our builds have a positive rippling impact on the local communities and surroundings.

During each step of the development cycle, we are mindful of how our decisions may impact the immediate and wider environment. Incorporating sustainable eco-friendly features within our planning, design and construction phases is of paramount importance to us.





LOCATION

Mera Heights is prominently situated very close to the town centre and is easily accessible by road, rail and air. Just a 5 minute walk takes you to Farnborough station, providing regular fast services to London Waterloo (34 mins), Basingstoke (13 mins) and Guildford (26 mins). The M3 motorway J4 is only 1.8 miles and J4a 3.7 miles.

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.

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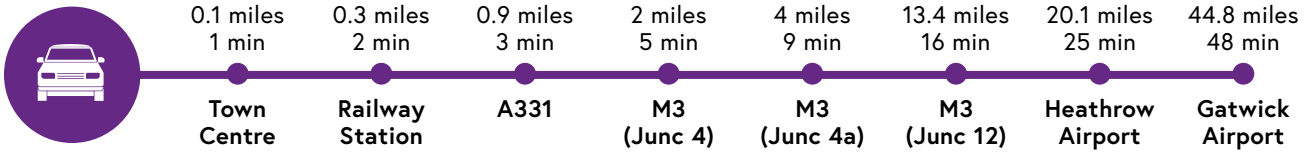
journey to London Waterloo

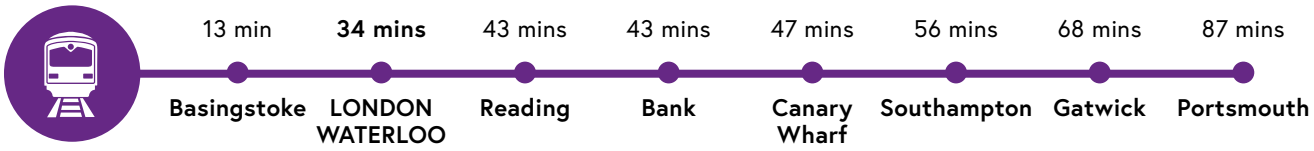


journey to Bank



journey to Canary Wharf







Approximate journey times and distances. Source: google.com/ thetrainline.com

WELCOME TO FARNBOROUGH

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

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

As well as being an important business destination, Farnborough has a very successful and well attended college where facilities include the Aerospace and Automotive Academy, Beyond Fitness Gym, Gallery Restaurant, Graphic Design Suites, Hair & Beauty Academy, TV and Radio Studios, University Centre Library and more.

Degree and Higher Education students make use of the new University Centre building for small lectures, as well as other specialised facilities. The new building provides bright and welcoming spaces to learn in, with a Starbucks coffee shop, computers, library and plenty of study areas under one roof.

The proposed Civic Quarter will provide a mix of leisure and civic facilities as well as housing. Horizon Farnborough is a major retail development which has attracted retailers such as Hobbycraft, Smyths Toys and Decathlon.



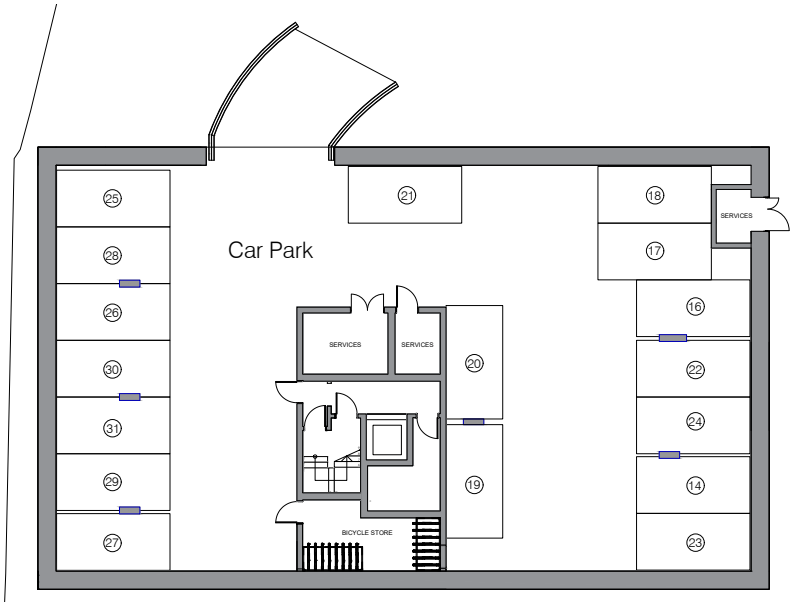


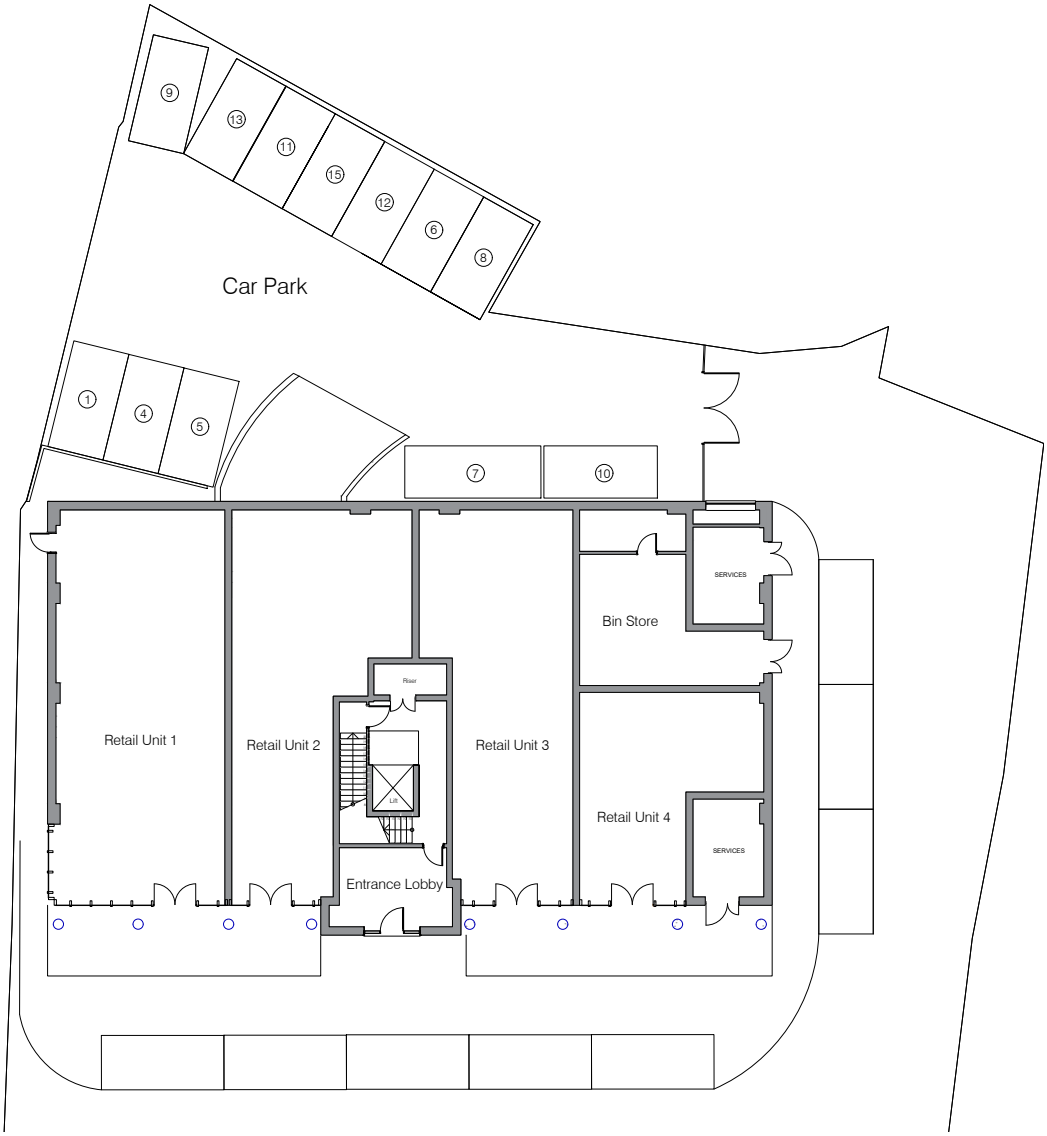






BASEMENT & GROUND FLOOR





FIRST FLOOR

APARTMENT 1
TWO BEDROOM
(70.7sqm)

APARTMENT 2
ONE BEDROOM
(50.0sqm)

APARTMENT 3
ONE BEDROOM
(46.5sqm)

APARTMENT 4
TWO BEDROOM
(61.7sqm)

APARTMENT 5
TWO BEDROOM
(60.0sqm)

APARTMENT 6
TWO BEDROOM
(68.9sqm)

APARTMENT 7
ONE BEDROOM
(43.7sqm)

APARTMENT 8
TWO BEDROOM
(65.7sqm)



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SECOND FLOOR

APARTMENT 9
TWO BEDROOM
(70.7sqm)

APARTMENT 10
ONE BEDROOM
(50.0sqm)

APARTMENT 11
ONE BEDROOM
(46.5sqm)

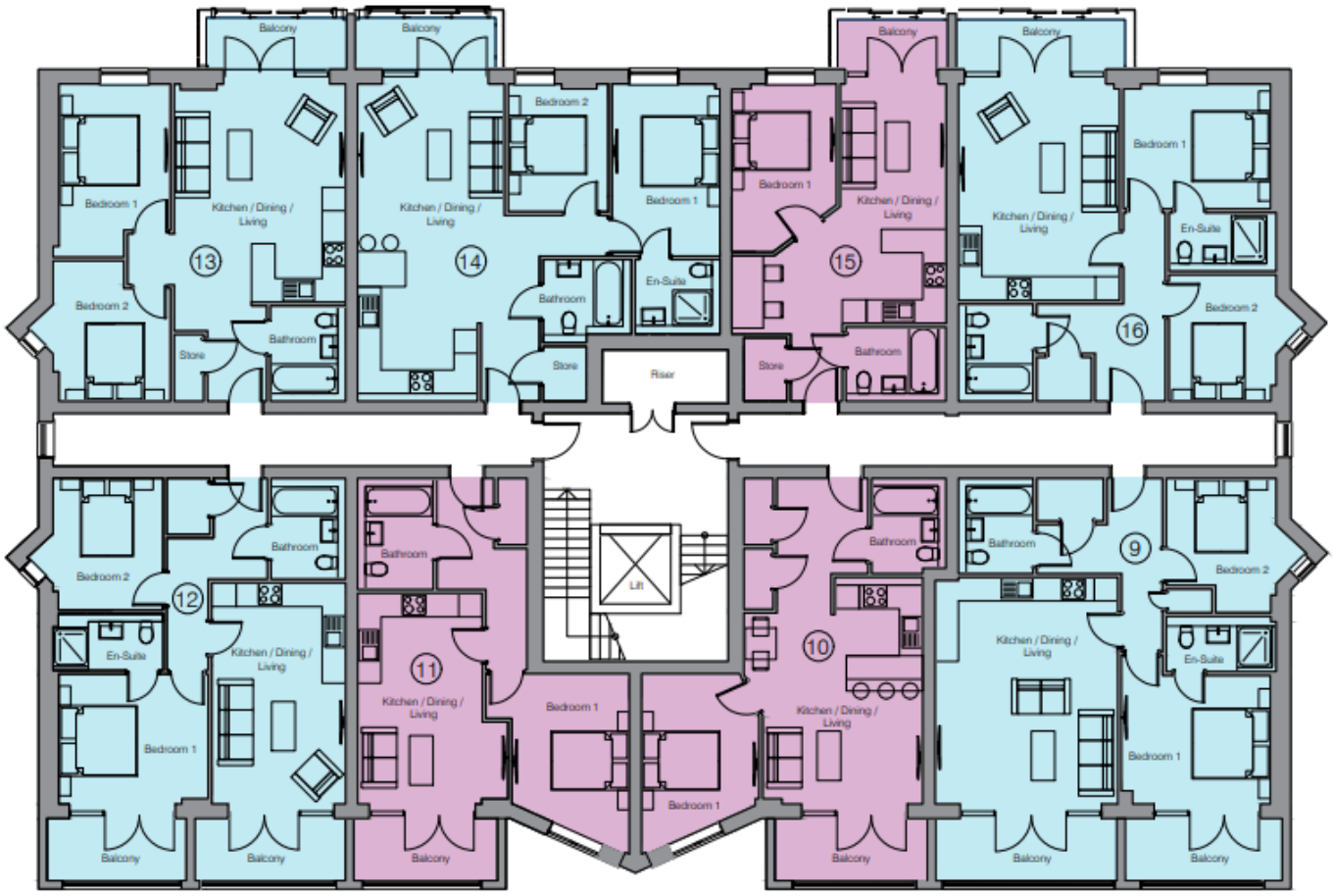
APARTMENT 12
TWO BEDROOM
(61.7sqm)

APARTMENT 13
TWO BEDROOM
(60.0sqm)

APARTMENT 14
TWO BEDROOM
(68.9sqm)

APARTMENT 15
ONE BEDROOM
(43.7sqm)

APARTMENT 16
TWO BEDROOM
(65.7sqm)



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THIRD FLOOR

APARTMENT 17
TWO BEDROOM
(71.4sqm)

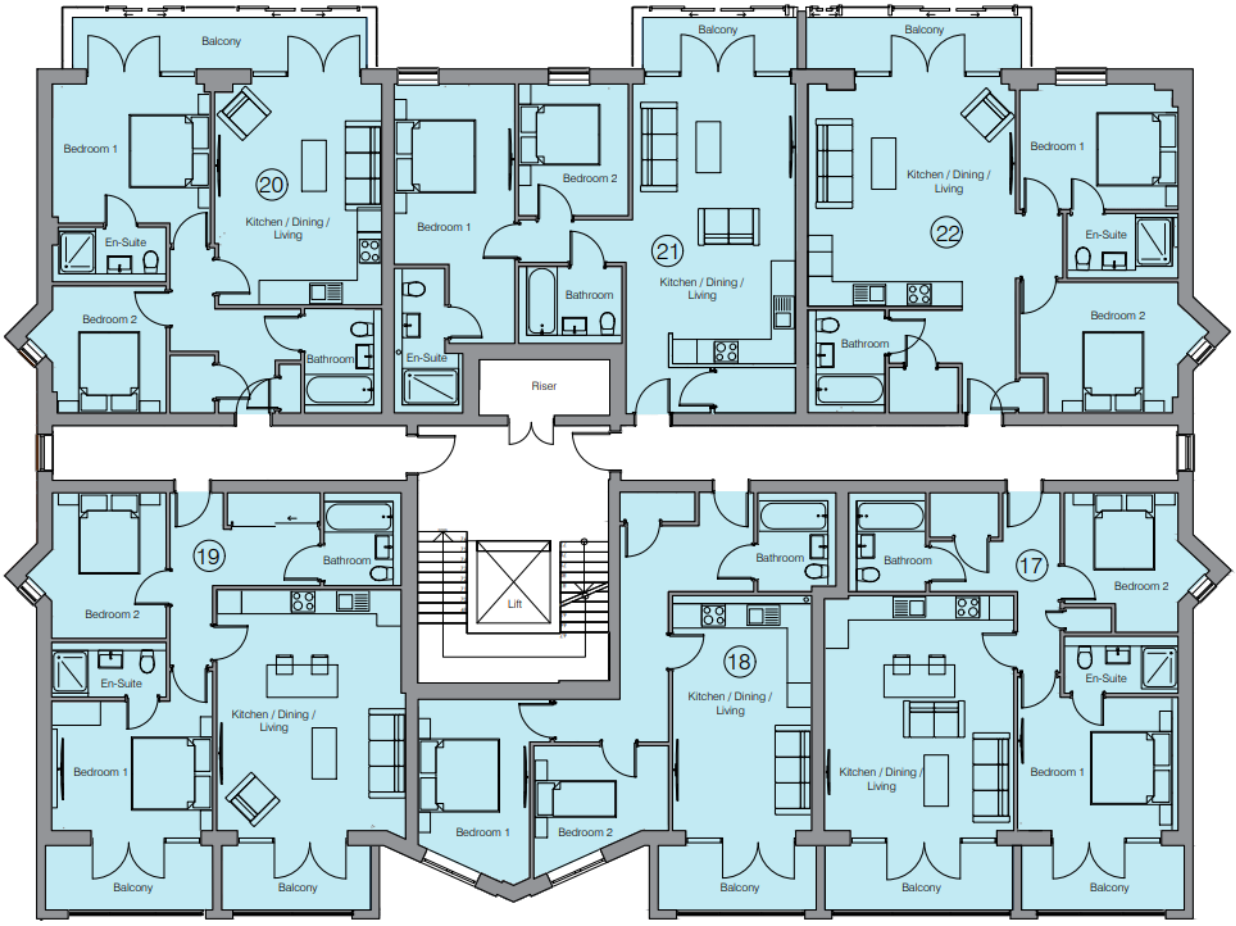
APARTMENT 18
TWO BEDROOM
(61.0sqm)

APARTMENT 19
TWO BEDROOM
(72.3sqm)

APARTMENT 20
TWO BEDROOM
(65.9sqm)

APARTMENT 21
TWO BEDROOM
(73.1sqm)

APARTMENT 22
TWO BEDROOM
(73.9sqm)



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FOURTH FLOOR

APARTMENT 23
ONE BEDROOM
(51.0sqm)

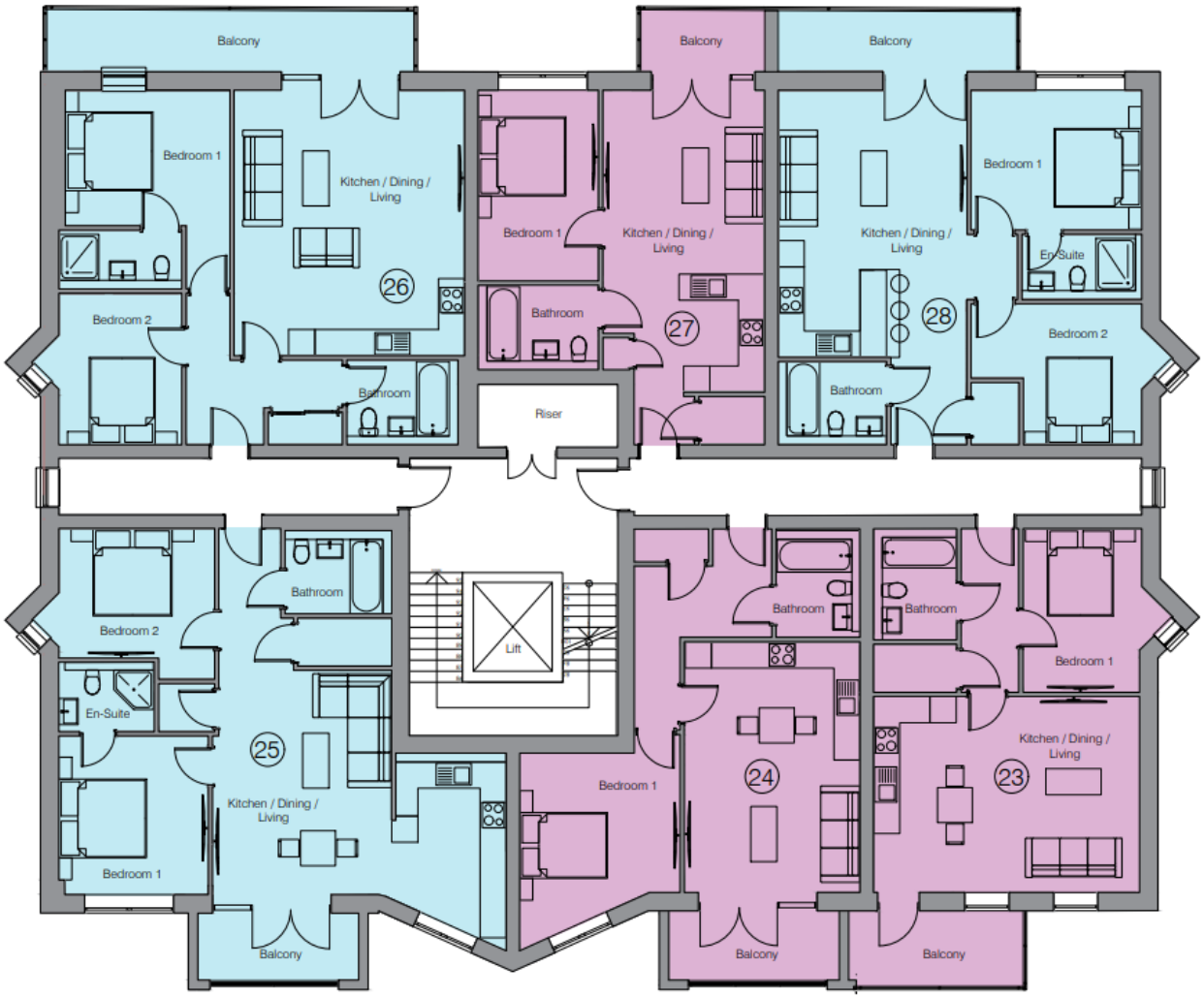
APARTMENT 24
ONE BEDROOM
(53.0sqm)

APARTMENT 25
TWO BEDROOM
(73.9sqm)

APARTMENT 26
TWO BEDROOM
(74.6sqm)

APARTMENT 27
ONE BEDROOM
(46.8sqm)

APARTMENT 28
TWO BEDROOM
(67.7sqm)



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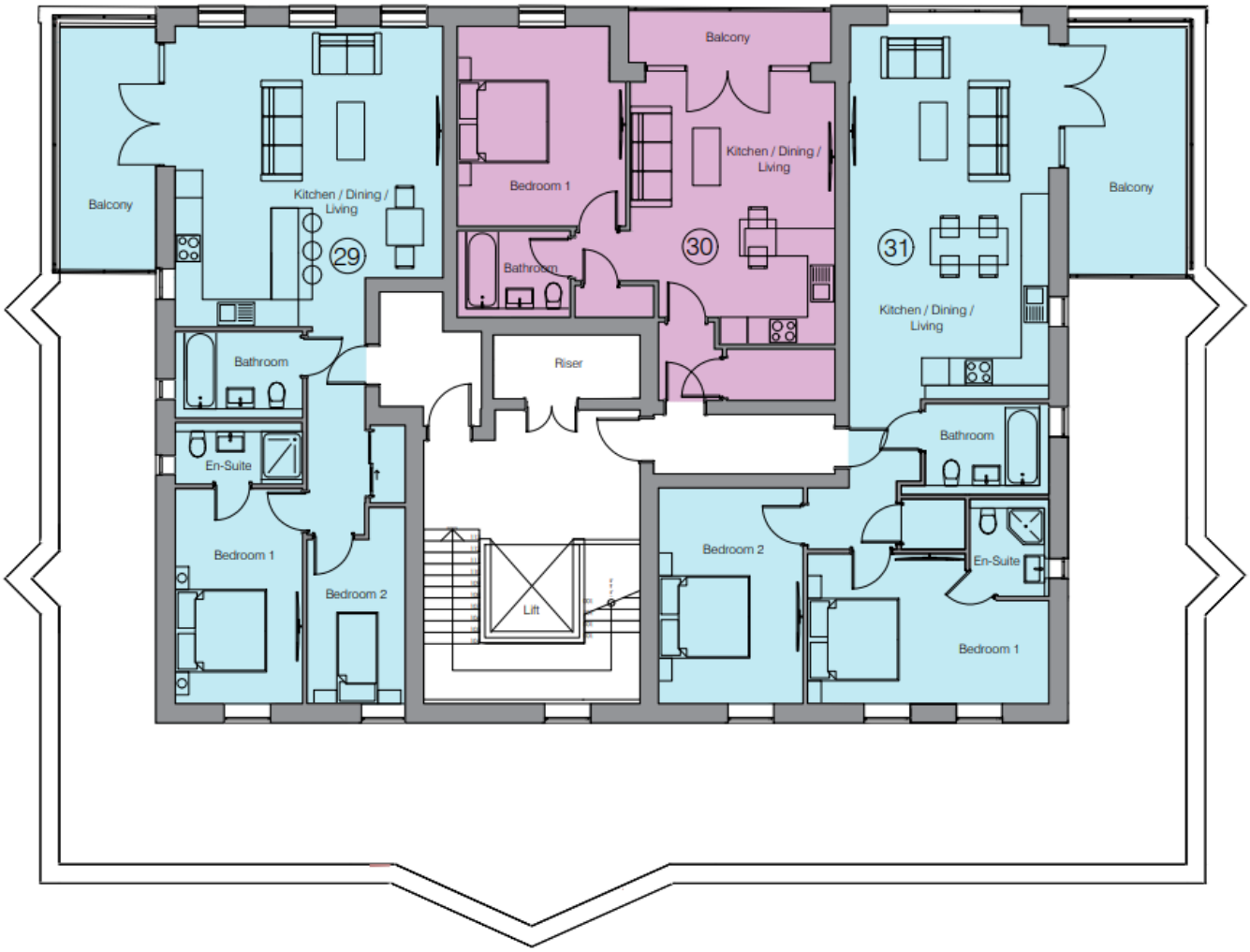
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FIFTH FLOOR

APARTMENT 29
TWO BEDROOM
(76.3sqm)

APARTMENT 30
ONE BEDROOM
(53.6sqm)

APARTMENT 31
TWO BEDROOM
(84.6sqm)





MERA HEIGHTS

SPECIFICATION

COMMUNAL AREAS

- Stylish communal hallways giving access to all floors, including lift to all levels
- Cycle store
- Undercroft Car Parking for residents

INTERIORS

- Walls & Ceilings finished in Johnstones Covaplus Vinyl Matt – Brilliant white
- Skirting and architraves finished in Johnstones Brilliant white Satin wood.
- White Ladder internal doors
- Premdor Potofino Light Grey security front door
- Chevron – Espiga – Point de Hongrie 118x293 4x8mm
- First Impression Day Dreamer carpet to all bedrooms
- Balconies to Front units, Winter Gardens to southern units

ELECTRICAL & HEATING

- LED White spotlights
- Arc Led Perimeter scene lighting
- KERS Combined system for MHVR / Hot water Cylinder
- Thermosphere glass panel electric radiators
- TV points fitted to living room and bedrooms
- Built in ceiling speaker
- Communal satellite dish
- BT OPEN REACH Point
- Entryphone system
- Virgin Point

KITCHENS

- Contemporary Benchmark kitchens finished in Matt Carbon/ Dove Grey or Midnight Blue
- Carrera Quartz worktop & Splashback
- Stainless steel undermount sink
- Bosch Induction hob
- Bosch integrated fridge/ freezer
- Bosch integrated dishwasher
- Bosch Stand- alone washer dryer- in flat cupboard

BATHROOMS & EN SUITES

- Designer white sanitarware 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 tap
- Wall hung WC withy soft close seat
- Quadrant glass shower enclosure or Rectangular with square head to ensuites
- Shelving alcove with downlights
- Heated towel rail
- Ensuite – Porcelain Pietro Grigio – Floor and walls
- Main Bathroom – Gris Bristol – Floor
- Nublado Gris – x3 Walls
- Hielo Gris – Feature wall

PEACE OF MIND

- 10 Year ICW Structual warranty
- 2-year developer defect warranty
- Automated Fire sprinkler system
- Mains operates smoke detectors





ADDITIONAL INFORMATION

TENURE

Brand new 999-year lease.

ESTIMATED ANNUAL SERVICE CHARGE

Calculated at approximately £tbc per square metre.

RESERVATION

A £500.00 reservation fee is required to proceed with a purchase.

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.

Disclaimer: We will endeavour to install all items as mentioned above. However, in the case of non-availability of these items at the time of procurement, we reserve the right to substitute these with the closest specification of product available





GET IN TOUCH

For more information, please contact the agents:

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