

## Property Details

### TO LET

A 2 bedroom unfurnished ground floor apartment in a quiet residence, with good sized accommodation throughout, there is allocated parking for one car

### AVAILABLE

**Viewings are strongly recommended**

**Price:** £685 pcm

**Ref:** WBPBUT4685

**Location:** Overton (Hamps)

## Why sell with us?

- 1 We are local, personal and passionate about what we do
- 2 We provide a unique, full service offering, all under one roof
- 3 We don't just advertise your home, we aim to sell it!
- 4 We have 20 years experience dealing with property sales and finance
- 5 Fair pricing and no hidden costs



We would like to express how delighted we are with our first home as newly weds.

We cannot recommend WestBerks Properties enough and have been ever since we moved to our friends & family.

We really can't fault the WestBerks Properties team. They are approachable, helpful and thoughtful.

Mr & Mrs D D'Cruz

This home is situated not far from Overton town centre and is walking distance to the Train station for Basingstoke and Paddington.

The property comprises of entrance hall, fitted kitchen, good size living /dining room, two good sized bedrooms and bathroom.

The property is in a great location, and benefits from electric storage heating, UPVC double glazing and one allocated parking bay.

Tucked away from the main hustle and bustle, but close enough to walk to the town centre, Overton train station and several places of interest the property has easy access to Basingstoke, Kingsclere, Newbury and M4.

NO DSS

HB CONSIDERED

PETS CONSIDERED

LONG TERM LET

**Viewings are highly recommended and can be arranged by contacting WestBerks Properties Lettings agents on [01635 871087](tel:01635871087) or [info@westberksproperties.co.uk](mailto:info@westberksproperties.co.uk)**



BEDROOM 2



BEDROOM 1

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	69	73	(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 <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

EPC



LOUNGE