



**Trueman  
Letting  
Company**



## **Flat 1A High Street Bordon**

**£1,295 PCM**

A large three double bedroom maisonette which has been the subject of some improvements including a new heating system, new carpets and blinds/curtains throughout. The property also has a large terrace with lovely views over open countryside and has an allocated parking space. The property is situated in the centre of the Village within walking distance of all local amenities. EPC TBC after improvements and Council Tax Band C.



• Staircase up to private paved terrace and front door into property • L-Shaped hallway with storage cupboard. • Spacious kitchen with new electric cooker, space for table. Two large storage cupboards, hatch to sitting room. • Double aspect sitting room. • Three double bedrooms each one with wardrobe cupboards

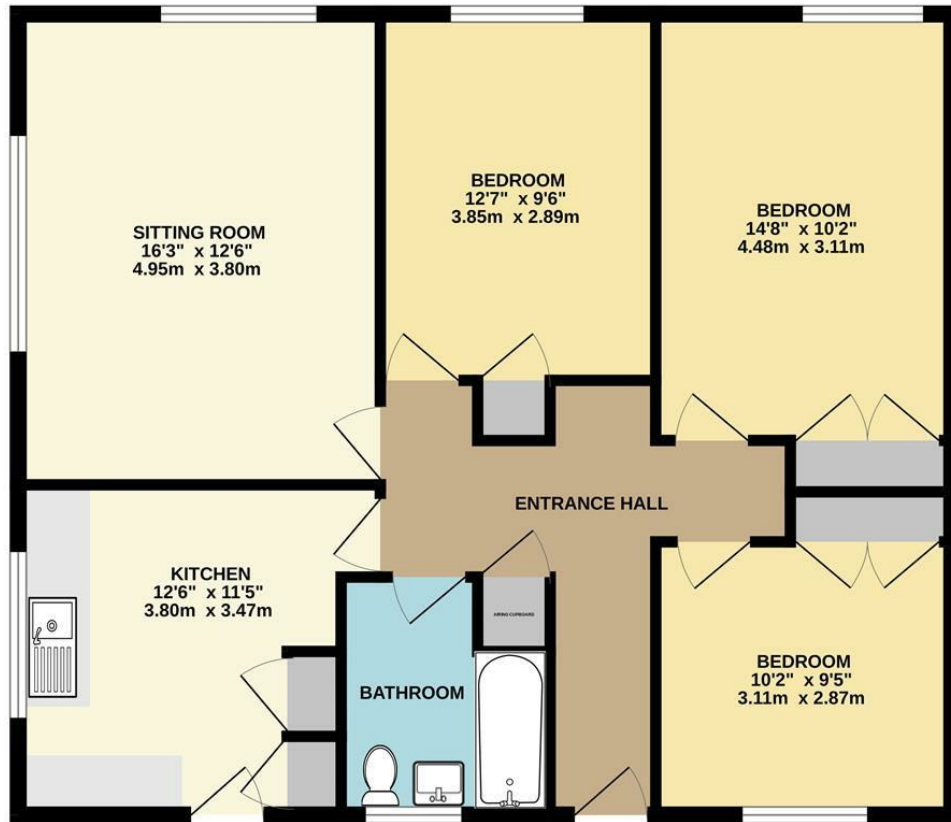




- Bathroom with electric shower over the bath. • New carpets, blinds and new heating system to be completed prior to tenancy. • EPC TO BE CONFIRMED AFTER NEW HEATING SYSTEM • COUNCIL TAX BAND C



# GROUND FLOOR 888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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