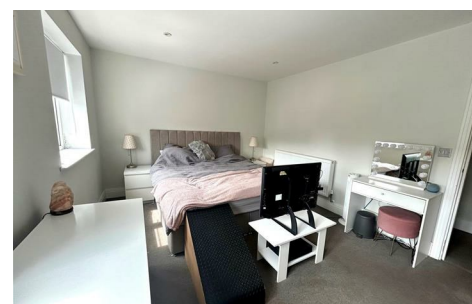
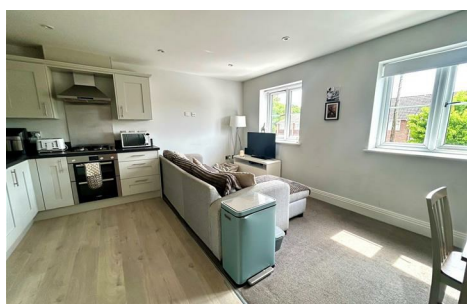


Yorktown Road,  
College Town, Sandhurst, GU47 0QA

**£1,050 Per Month**



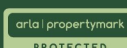
\*\*\* Available 5th August 2025\*\*\*

Luff Associates are proud to offer this one bedroom first floor modern apartment in the popular College Town area of Sandhurst, with local shops and amenities.

The apartment has open plan kitchen with integral fridge, freezer and washing machine, leading to a bright open lounge with space for a dining area. Bedroom is large with fitted mirrored wardrobes, bathroom has bath with shower above and shower screen. Bright and modern throughout with more than ample storage. Outside there is an allocated parking space, bin storage and communal garden with a large communal shed available to all residents.

Unfurnished  
Regret No Pets  
Council Tax band B £1670.70PA  
Council tax charges change annually

- Presented well
- 527 sq ft
- Large double bedroom
- Fitted wardrobe
- Allocated parking space
- Bin storage and shed
- First floor apartment
- Close to local shops



1a Guildford Road, Frimley Green, Camberley, Surrey, GU16 6NL  
Tel: 01252 834949 admin@luff-associates.com www.luff-associates.com

FIRST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



In partnership with  
**LUFF & WILKIN**  
sales 01252 838 899

Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained