

Yorktown Road, College Town, Sandhurst GU47 OQA





## Yorktown Road, College Town, Sandhurst, GU47 0QA

# £1,475 PCM

- Second floor apartment
- Open plan design
- Modern kitchen
- Communal garden

- Two double bedrooms
- Spacious sitting room
- Parking for two cars
- Unfurnished









### Description

This stunning two double bedroom apartment offers a perfect blend of modern living and convenience. Built in 2017 and close to local shops as well as transport links and the M3, the property spans an impressive 818 square feet (approx.), providing ample space for comfortable living. The hallway is inviting and leads to the open plan sitting room and kitchen, two double bedrooms both with fitted wardrobes, plus a spacious bathroom. The flat is situated within a modern block, reflecting contemporary design and quality finishes throughout. To the rear, the property boasts allocated parking for two cars but also a communal garden for residents to benefit from.

Unfurnished and available 17th January 2026 Regretfully no pets are allowed

Council tax band: C EPC rating: B Minimum tenancy length - 12 months with a 6 month break clause

Deposit = 5 weeks rent - £1,701 First Months rent - £1,475 Holding deposit - £340 (will be deducted from the first months rent upon move in)











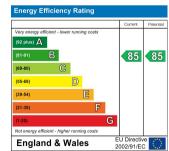


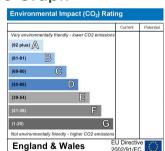
## Floor Plans Area Map

# SECOND FLOOR MASTER BEDROOM 12'3" x 11'11" 3.73m x 3.63m **OPEN PLAN BEDROOM 2** SITTING ROOM/KITCHEN 19'7" x 19'6" 11'5" x 10'4" AIRING CUPBOARD 3.49m x 3.15m 5.96m x 5.95m **HALLWAY BATHROOM** Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement wints every activity in sever instance or statuser are accuracy or are incorpart contained neter, inessurements of doors, windows, rooms and any other items are approximate and not 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 appliancies shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic X<sup>2</sup>(2025)



### **Energy Performance Graph**







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