



Osbornes
Independent estate agents

Swan Court
Toad Lane |
Blackwater | GU17

NEWLY DECORATED THROUGHOUT. First floor apartment located in a convenient position within Blackwater and close to the train station.

Newly decorated | First Floor Apartment | Modern Kitchen | Modern Bathroom | Allocating Parking | Short Walk to Station

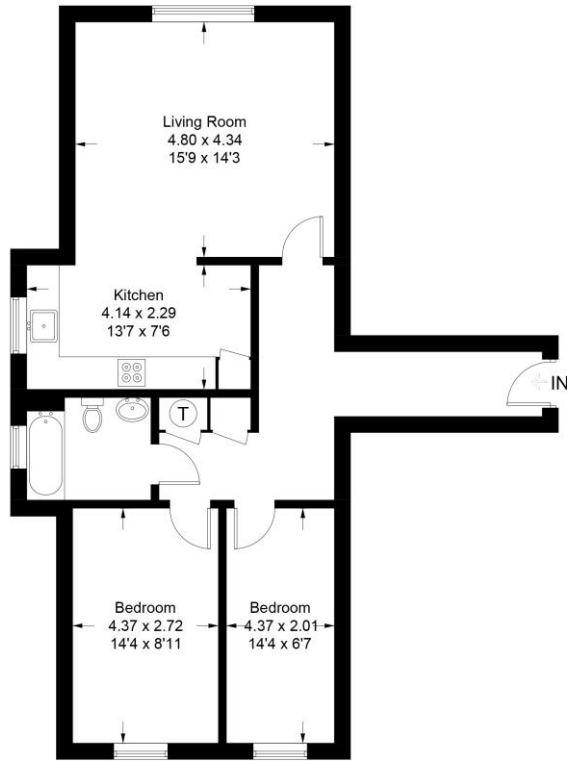
£1,250 per month

NEWLY DECORATED THROUGHOUT. First floor apartment located in a convenient position within Blackwater and close to the train station. The accommodation comprises; two double bedrooms, living/dining room with modern open kitchen with built in appliances and modern family bathroom. Further benefits include double glazing, electric heating, large boarded loft space, allocated parking and communal grounds. The property will be unfurnished and available immediately. Council Tax Band C EPC Rating C





Approximate Gross Internal Area = 73.0 sq m / 786 sq ft



First Floor

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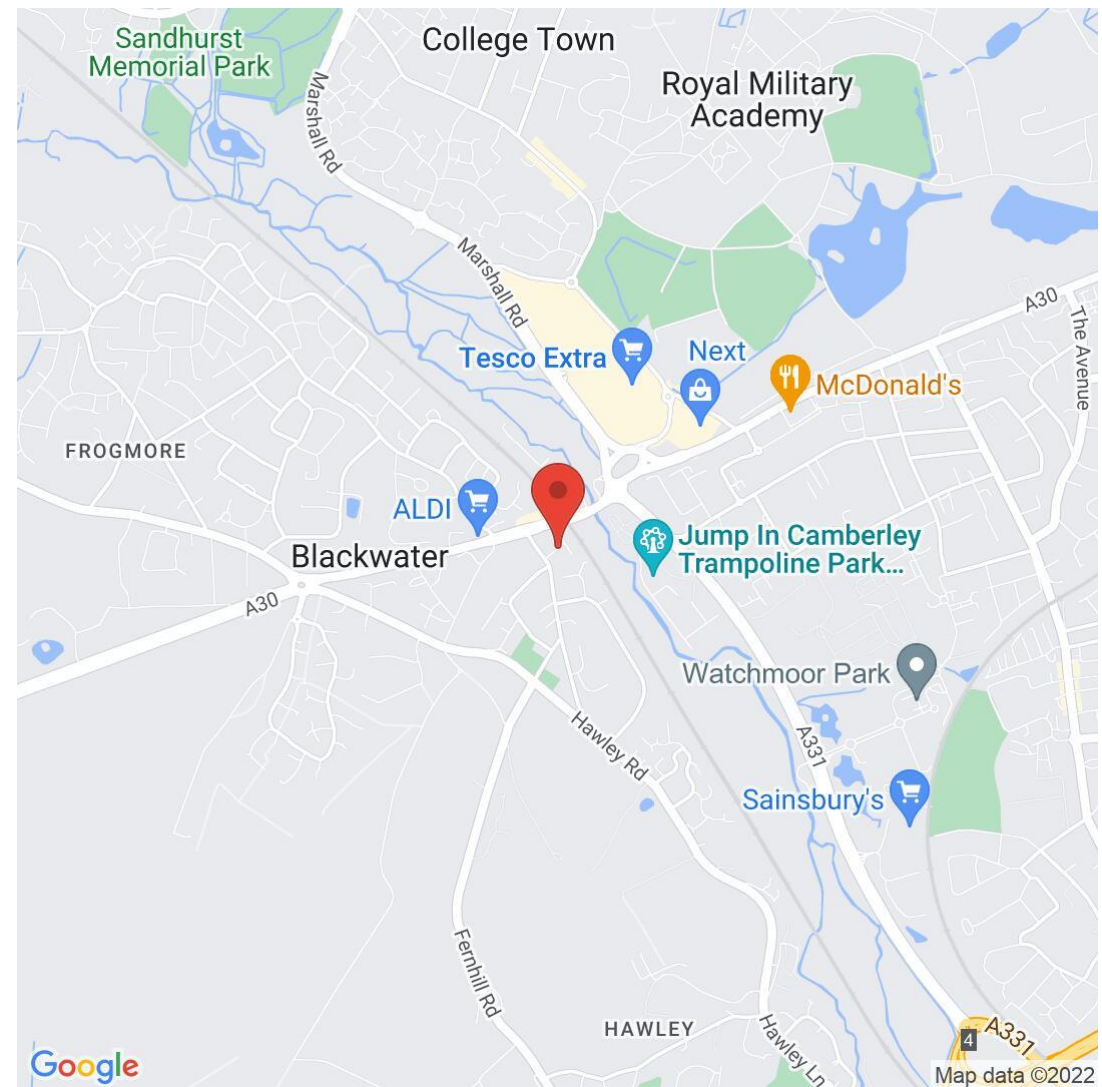
Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2022 (ID893588)

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC