



2 King John Court  
Kingsclere, Berkshire, RG20 5NB

£995 PCM





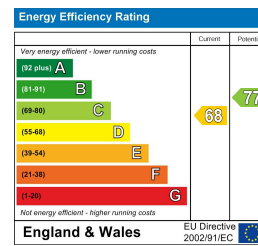
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Girard Lettings Office on 01635 551911 if you wish to arrange a viewing appointment for this property or require further information.



Conveniently located between Newbury and Basingstoke, in the bustling village of Kingsclere is this bright, smartly presented, two bedroom ground floor apartment. This property is offered part furnished and provides nice sized living room, kitchen with appliances, two good sized bedrooms and bathroom with shower over bath. One off road, undercover parking space.

AVAILABLE IMMEDIATELY

Energy rating band D.  
Council tax band B = 1624.61 for 2024/25.  
Mains electric, Gas central heating.  
Internet & Mobile: Further information on availability and speeds can be found at <https://checker.ofcom.org.uk>

Available for a minimum term of 12 months.

DUE TO HEADLEASE, NO PETS ALLOWED.

At a rent of £995 per calendar month:  
Tenancy Deposit = 5 weeks rent £1148.  
Holding Deposit = 1 weeks rent £229.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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