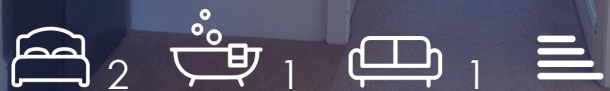




The Flat Highclere Village Hall, Andover Road

Highclere, Newbury, RG20 9QS

£1,150 PCM



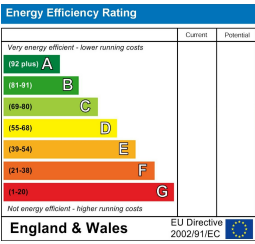
Floor Plan



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.



Located above the village hall in desirable Highclere is this large, two bedroom flat with 2 parking spaces. Great road links with the A34 jct just minutes away and Newbury Mainline station just 5 miles away.

Accommodation comprises stairs to first floor opening onto large open hallway, lounge with ornamental fireplace (not working), smart fitted kitchen with cooker, washing machine and large fridge/freezer, spacious bathroom with bath and shower over and two good size bedrooms.

Parking for 2 vehicles is at the rear in the main Village Hall car park.

EPC: Band E.
COUNCIL TAX: Band B = £1674.68 for 2025/26 - Basingstoke & Deane
ENERGY: Mains electric - Electric heating.
INTERNET & MOBILE: Further information on availability and speeds can be found at checker.ofcom.org.uk.

DEPOSIT INFORMATION:
At a rent of £1150 per calendar month:
Total Tenancy Deposit = 5 weeks rent £1326.
(Holding Deposit = 1 weeks rent £265)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

The Gate House, 90 Bartholomew Street, Newbury, Berkshire, RG14 5DY
Tel: 01635 551911 Email: mail@girardlettings.co.uk www.girardlettings.co.uk