

# To Let



- Two Double Bedrooms
- 2 Bathrooms
- Kitchen with appliances
- Lounge
- Single garage
- Close to Station
- Council Tax Band – C
- Energy Performance Rating - C78

**Basingstoke**

**£1,250.00 PCM**

**SIMMONS & SONS**

[www.simmonsandsons.com](http://www.simmonsandsons.com)

**172 Sinclair Drive,  
Basingstoke,  
RG21 6AE**

A two bedroom second floor apartment within walking distance of Basingstoke Town Centre and Railway Station with the added benefit of a single garage. The accommodation comprises: entrance hall, kitchen with oven, hob, dishwasher, fridge/freezer and washer/dryer, lounge, principal bedroom with fitted wardrobe and en-suite shower room, second double bedroom, bathroom with shower over bath. GFCH. Single garage.

**Local Authority** - Basingstoke & Deane Borough Council

**Council Tax Band** - C

**Energy Performance Rating** - C78

**Services**

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Fibre to the premises

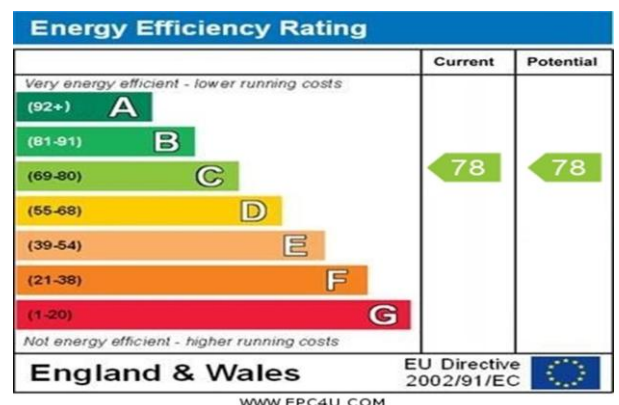
**VIEWINGS** - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

T: 01256 337100

E: basingstoke@simmonsandsons.com



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