

# Hellards



*At home in Basingstoke*

# 32 Wella House, Wella Road

BASINGSTOKE, HAMPSHIRE, RG22 4FQ

## Asking Rent £ 995 PCM

- Energy Performance Rating C
- Holding Deposit £229.61
- Deposit £1,148.05
- Council Tax Band B
- One Bedroom
- Open Plan Kitchen / Sitting Room
- Bathroom
- Allocated Parking Space



Wella House is a converted office block of apartments conveniently located within close proximity to the town centre and local amenities, the property would be ideal for professionals and commuters alike.





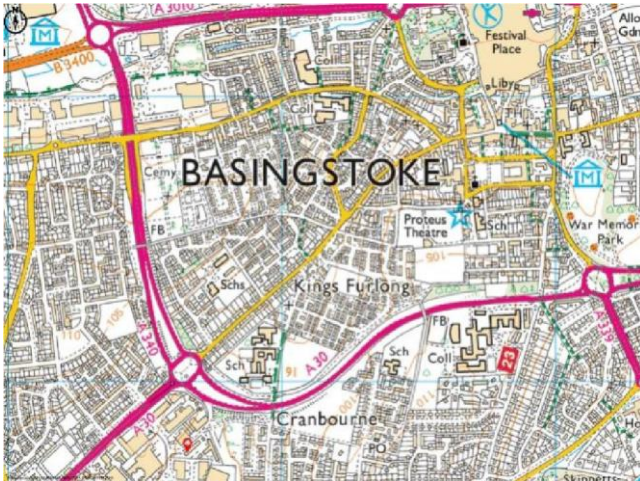
This apartment comprises of a modern, open plan kitchen/living/dining area. There is a separate bathroom with shower over the bath. There is a good sized double bedroom.

The building is very secure with an access control door system and this property benefits from an allocated parking space.

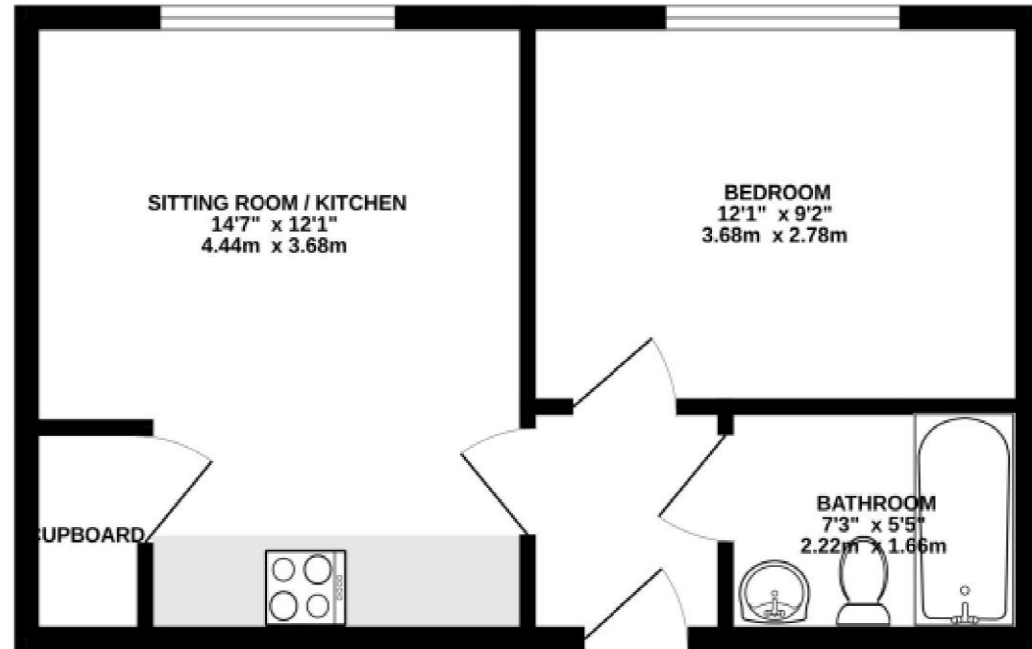
Ultrafast Broadband is available (Source; Ofcom). A mobile signal is available from Three and O2. Vodafone is limited and there is no signal from EE.

Agents Note: The Landlord is a member of the Hellards team.





**GROUND FLOOR**  
352 sq.ft. (32.7 sq.m.) approx.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	<b>73</b>	<b>73</b>
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 352 sq.ft. (32.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

