

To Let



- 2 Bedrooms
- Use of a gym
- 2 Bathrooms
- High Specification
- Very spacious living areas
- Kitchen with appliances
- Council Tax Band – B
- Energy Performance Rating - C80

Wella Road, Basingstoke

£1,500.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

**Apartment C, Champion House,
Wella Road,
Basingstoke,
RG22 4AG**

We are delighted to bring to the market this 2 bedroom executive apartment, an impressive 1800 sq. ft. of bright and airy living/working space. The high specification and very individual accommodation offers secure entry with stairs or internal lift access to the second floor of the building where the apartment comprises of entrance hall, cloakroom/storage space, living/dining room, kitchen/breakfast room with integrated appliances, double bedroom with en-suite shower room and second double bedroom with en-suite bathroom. The property comes with the use of a gym included in the monthly rental, and one unallocated parking space in a gated car park which can be conveniently accessed via a lift directly from the apartment block. The apartment is situated close to a busy commercial yard, further details available upon request. Electric heating. EPC Rating: C/80.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - B

Energy Performance Rating - C80

Services

Heating: Electric

Water: Ask Agent

Sewerage: Ask Agent

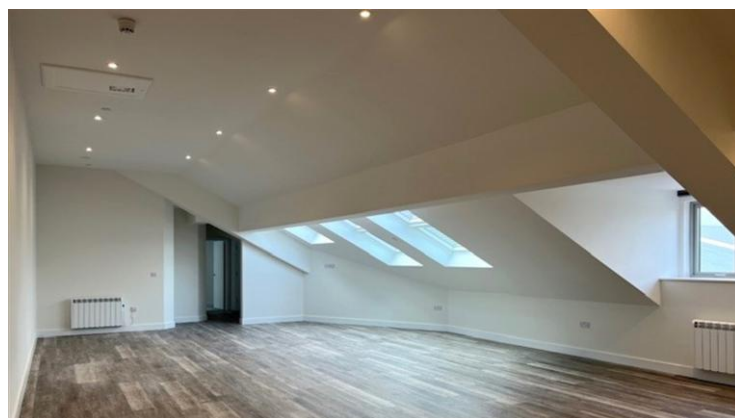
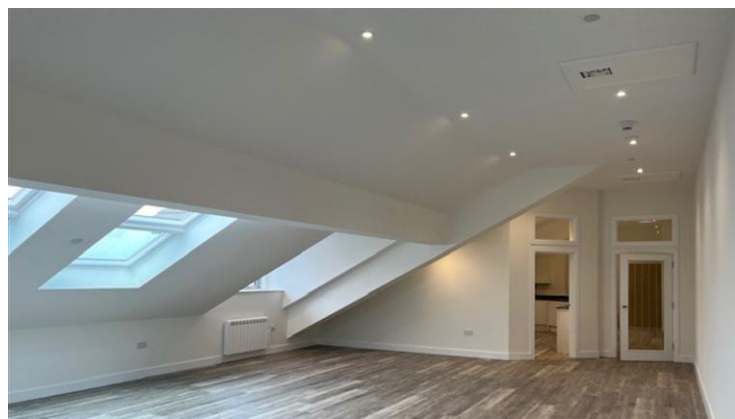
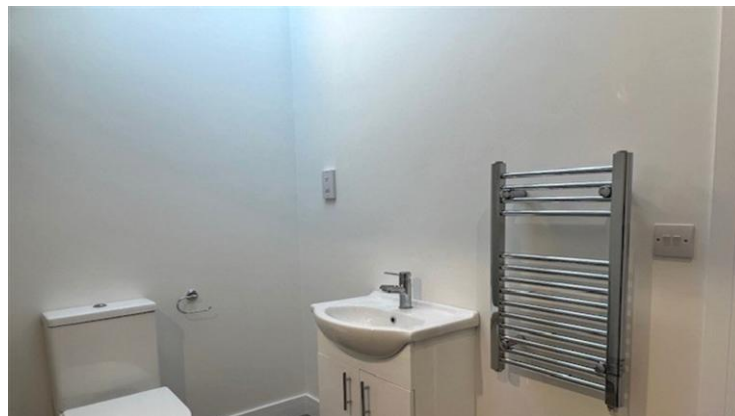
Broadband: Ask Agent

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

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

Sales	Lettings & Management	Commercial	Development	Rural
32 Bell Street Henley-on-Thames Oxon RG9 2BH T: 01491 571111	1 High Street Marlow Bucks SL7 1AX T: 01628 484353	12 Wote Street Basingstoke Hants RG21 7NW T: 01256 327711	Peper Harow The Estate Office Godalming GU8 6BQ T: 01483 418151	