

To Let



- Executive Apartment
- Village Location
- Kitchen with integrated appliances
- Allocated parking
- 2 Bedrooms
- 2 Bathrooms
- Council Tax Band – B
- Energy Performance Rating - C76

6 Rectory Road, Basingstoke

£1,295.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

Flat 4, 6 Rectory Road

Oakley, Basingstoke,

RG23 7LJ

2 bedroom first floor apartment situated in the picturesque village of Oakley which provides excellent local amenities and is within easy reach of Basingstoke road and rail networks. The accommodation comprises: entrance lobby, hallway with stairs to first floor, sleek high gloss kitchen with quartz worktops, integrated fridge, freezer, dishwasher, washer/drier, oven and hob, open plan to spacious living area. Bedroom with en suite shower room and fitted wardrobes, bathroom with bath and separate shower cubicle, bedroom 2 with fitted wardrobes. One allocated parking space, cycle store.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - B

Energy Performance Rating - C76

Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Fibre to cabinet

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 | 76 | 79 |
| 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 | |

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