

**SANSOME
&GEORGE**

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&GEORGE**

**11 Overton House London Road, Overton, Basingstoke,
Hampshire, RG25 3TP**

**£825 per month
Unfurnished**

SANSOME & GEORGE | 360° VIRTUAL TOUR AVAILABLE

A delightful one bedroom ground floor flat in the sought after village of Overton, close to village shops and a short distance from the train station. The property comprises of kitchen, lounge, bathroom and double bedroom with built in wardrobes. An additional feature is lounge access to gardens at rear, and security intercom entrance door.

The property is available immediately on an unfurnished basis.

Council Tax - Band B - Basingstoke & Deane

Holding Deposit - 1 Weeks Rent

Security Deposit - 5 Weeks Rent

NB. no designated parking comes with this property.

1 Bedroom Ground Floor Flat

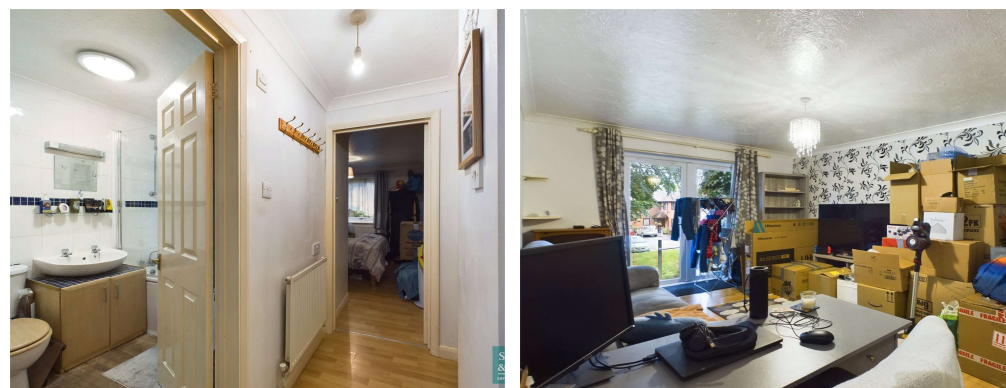
Reception room

Kitchen & Bathroom

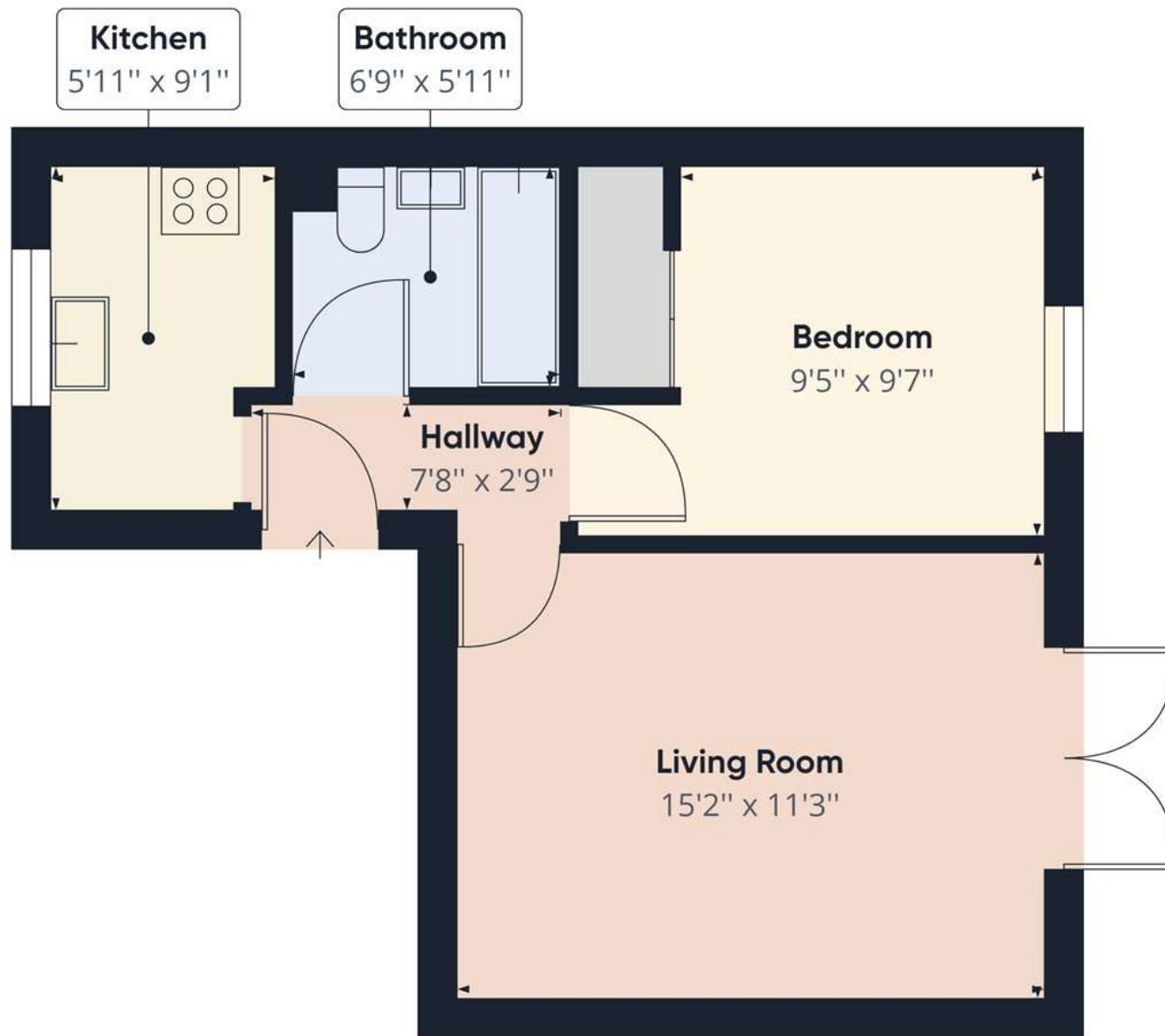
Communal Gardens

Close to village shops & train station

EPC EER: C





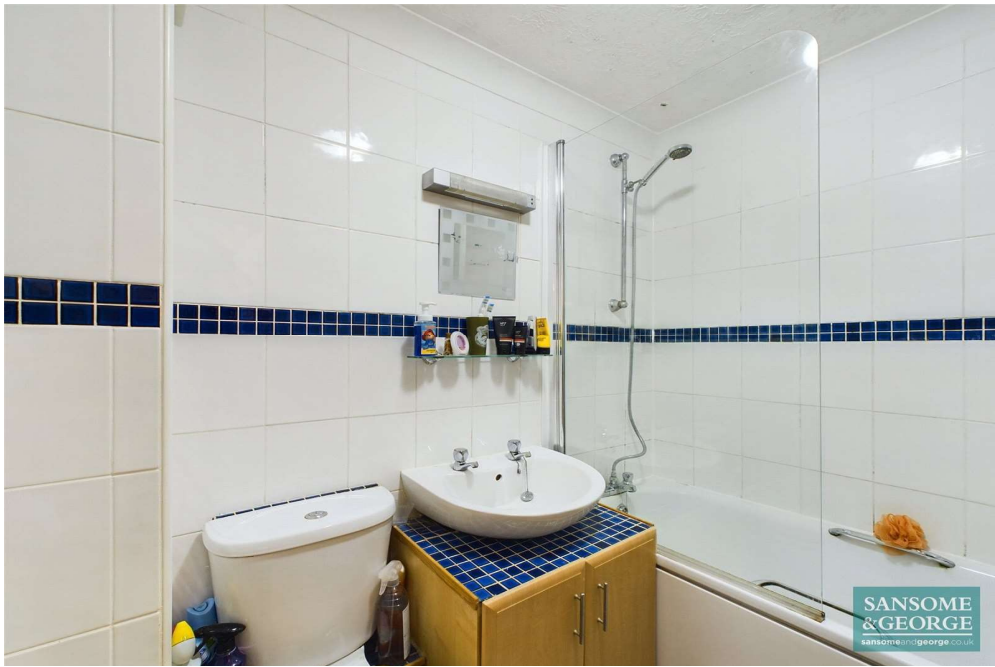



Approximate total area⁽¹⁾
411.75 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sansome and George - Mortimer

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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