

**SANSOME  
&GEORGE**

sansomeandgeorge.co.uk



**SANSOME  
&GEORGE**

**5 Phoenix Court, Kingsclere, Newbury, Hampshire, RG20 5PH**

**£775 per month  
To be advised**

## 5 Phoenix Court, Kingsclere, Newbury, Hampshire, RG20 5PH

SANSOME & GEORGE | 360° VIRTUAL TOUR AVAILABLE | 1 Bedroom house occupying a popular location in Kingsclere Village. Benefits include Kitchen / Living room, Bedroom and Shower room. Available now

Available - NOW

Deposit - £923.07

EPC EER - D

Council Tax Band - B

Council - Basingstoke & Deane

The above information may be subject to change during the transaction period.

1 Bedroom House

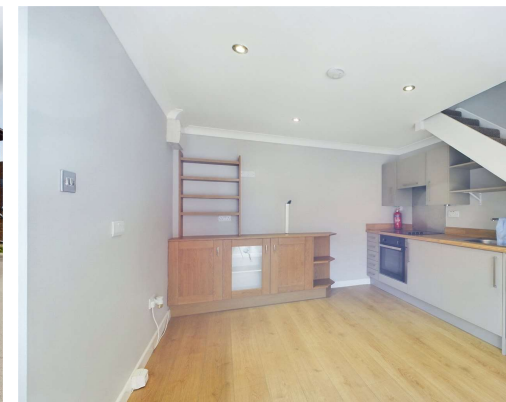
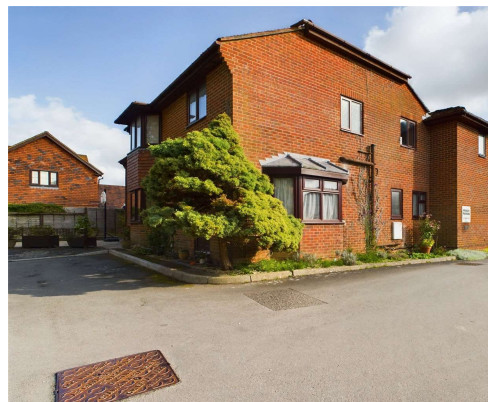
Kitchen / Living room

Bedroom

Shower room

Available now

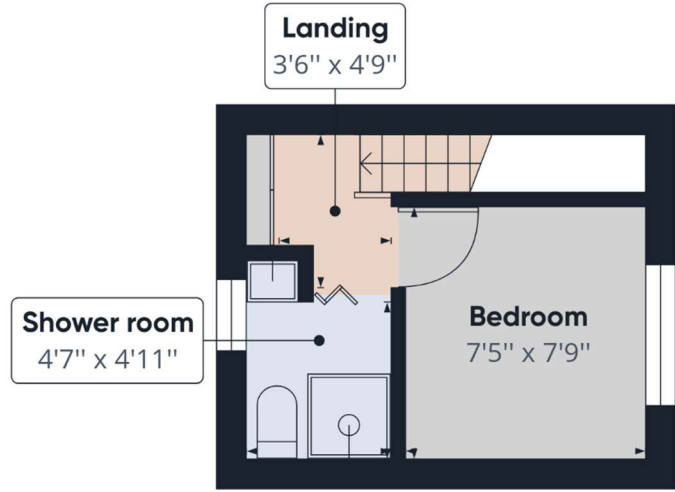
EPC EER - D







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
229.73 ft<sup>2</sup>

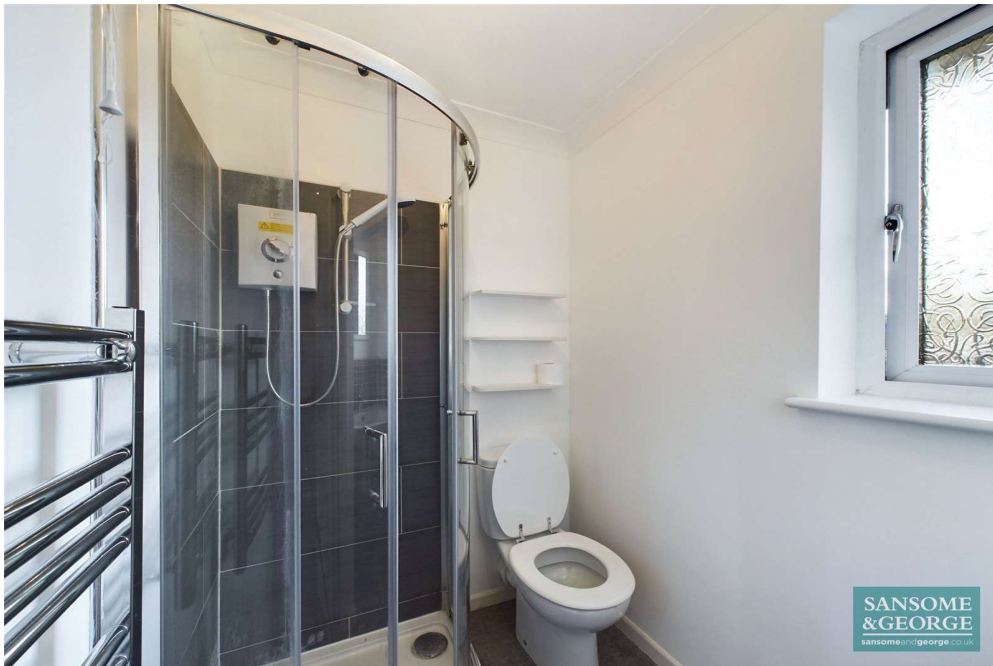
**Reduced headroom**  
7.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE 360**





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            | <b>96</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>61</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |

## Sansome and George - Mortimer

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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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