



**Kensington Place, Farnborough**

**£1,750 PCM**

  
**MARTIN & CO**

Kensington Place, Farnborough

House - Townhouse

4 Bedrooms, 4 Bathroom

£1,750 PCM

Date Available: 12th February  
2024

Deposit: £2,019

Unfurnished

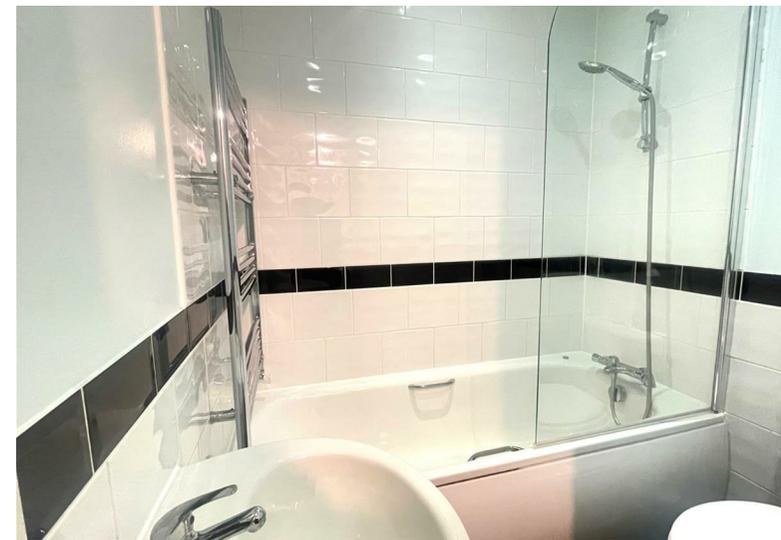
- Council tax band D
- Deposit £2019
- EPC Rating B - 84
- Four bedrooms
- Large living space
- Downstairs shower room/WC
- Private garden
- Off road parking
- Two bathrooms

Martin & Co are pleased to bring to the market this modern four bedroom, mid-terrace house, located in a quiet residential area of Farnborough. Accommodation comprises of a good sized living room, fantastic sized open plan kitchen/diner, downstairs shower/wet room, two further bathrooms, three double bedrooms and a further single. Further benefits include a private rear garden, off road parking, gas central heating and double glazing.

Available from the 12th of February 2024 on an unfurnished basis.

Minimum household income for references required - £52,500

Holding deposit (one weeks rent) - £403





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>84</b>	<b>94</b>

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.