



Seebys Oak, College Town,
Sandhurst

01 450 5000


MARTIN&CO

Seebys Oak, College Town, Sandhurst

House - End Terrace
1 Bedrooms, 1 Bathroom

£1,150 PCM

Date Available: 24th March 2025

Deposit: £1,326

Unfurnished

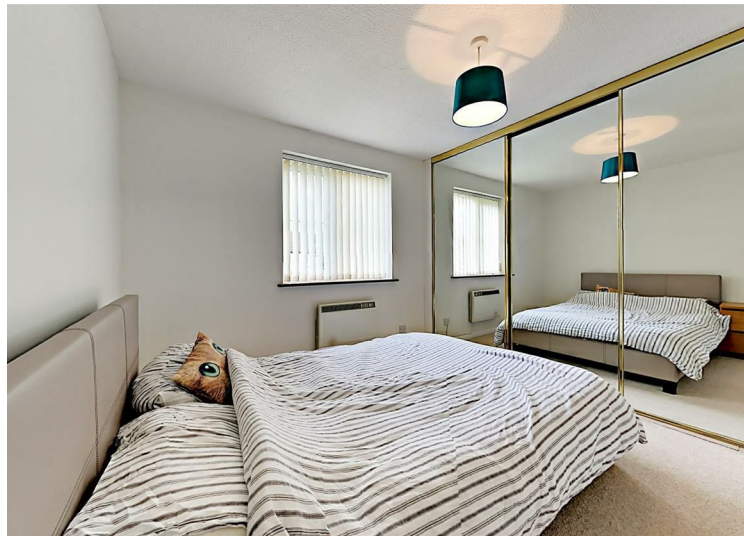
- Deposit £1,326
- EPC E 48
- CT - C
- Double Bedroom With Built In Storage
- Enclosed rear garden
- End of terrace
- Allocated Parking
- Walking distance to Blackwater Station
- Sought After Location

Martin & Co are pleased to present this charming one-bedroom end-of-terrace property in the sought-after area of Sandhurst. The property features a spacious living/dining area, a separate kitchen with white goods, a double bedroom, bathroom with a bath/shower, and an enclosed rear garden. Additionally, it offers parking.

The property is only one mile from Sandhurst Railway Station, local amenities and green spaces.

Available from the 25th of March on an unfurnished basis.
Holding deposit: £265
Minimum household income required for referencing: £34,500





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

