



**Wells Court, Bordon**

**£1,250 PCM**

  
**MARTIN&CO**

# Wells Court, Bordon

## Apartment

2 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 13th February 2025

Deposit: £1,442

### Furnished

- Deposit £1442
- Council Tax B
- EPC B - 83
- Two Spacious Double Bedrooms
- En Suite To Master Bedroom
- Balcony
- Spacious Open Plan Living Room/Kitchen
- Two Allocated Parking Spaces
- Double Glazing
- Gas Central Heating

Martin & Co are pleased to offer this modern, second-floor, two-bedroom apartment in the Taylor Wimpey development in Bordon. The property features a bright and spacious open-plan living room and kitchen with integrated 'Smeg' appliances, two double bedrooms, with an en-suite to the master, and a well-sized bathroom. Additional benefits include a balcony, two allocated parking spaces, gas central heating, and double glazing.

The apartment is conveniently located close to local amenities and is just a short drive (1 mile) from Bordon Station, offering good transport links. The surrounding area provides a variety of shops, parks, and schools.

\*Please note, photos were taken before tenancy\*

Available from the 13th of February 2025 on an unfurnished basis.

Minimum household income for references required - £37,500  
Holding deposit (one weeks rent) - £288





**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		

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

83 83

88 88

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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.

