



Peabody Road, Farnborough

£800 PCM


MARTIN&CO

Peabody Road, Farnborough

Studio

1 Bedrooms, 1 Bathroom

£800 PCM

Date Available: 26th November 2024

Deposit: £923

Unfurnished

- Deposit - £923
- EPC - C 74
- Council Tax - B
- One Bedroom, Ground Floor Apartment
- Luxury Kitchen With Integrated Appliances
- Luxury Bathroom With Double Shower
- Double Glazing
- Close To Local Amenities
- Well suited for a single tenant/couple
- *No Parking*

Martin & Co is delighted to present this stylish ground floor, one bedroom studio styled apartment, ideally suited for a single occupant or couple. Conveniently located on Peabody Road in Farnborough.

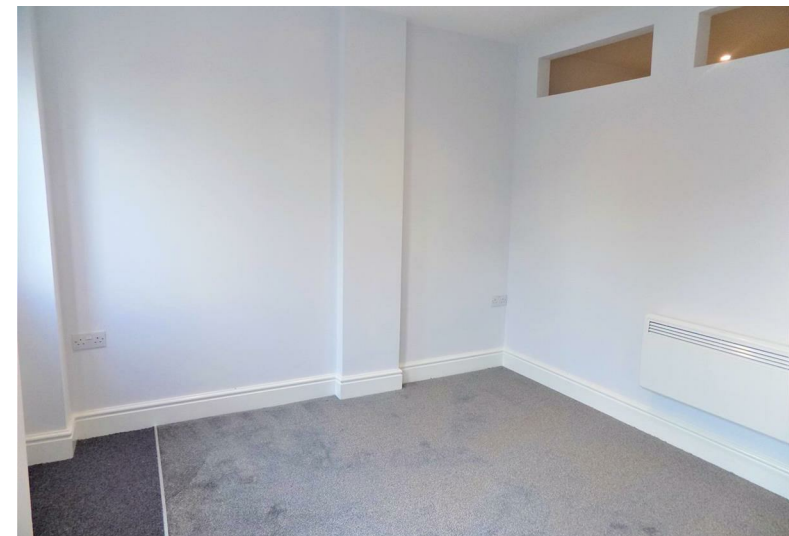
The accommodation includes a cosy living room, along with a modern luxury kitchen equipped with integrated appliances for both functionality and style. The bedroom offers a freestanding double wardrobe for ample storage, while the luxury bathroom is fitted with a double shower for added elegance.

Additional benefits include double glazing throughout and is situated just a short walk from local amenities, including shops, cafes, and parks, making it an ideal location to enjoy the community.

Please note that this property does not include parking.

Available on the the 26th of November on an unfurnished basis.
Minimum household income for references required - £24,000
Holding deposit (one weeks rent) - £184

Photos taken prior to the current tenancy





Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

74 79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

Martin & Co Aldershot Lettings
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

01252 311974
<http://www.martinco.com>



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.

