



ESOTERIC ESTATES

PUTTING YOUR HOME IN THE BEST LIGHT

1 Bedroom Flat for Rent - **£700 per month**

32 Sartoris Close, Warsash, Fareham, SO31 9EW



KEY FEATURES

- WELL PRESENTED GROUND FLOOR FLAT • AVAILABLE IMMEDIATELY • ONE BEDROOM, BATHROOM & CLOAKROOM • SITTING ROOM & KITCHEN • ALLOCATED PARKING & COMMUNAL GARDENS • EARLY INTEREST ADVISED!

Description

A very well presented ground floor flat with it's own entrance, available immediately! In brief accommodation comprises: Sitting room with built in storage cupboards, kitchen, cloakroom, bedroom & en-suite bathroom. Outside there is allocated parking and communal gardens. Early interest advised!

Ground Floor

ENTRANCE - Front door leading to:

SITTING ROOM - Feature fireplace. Double glazed window to the front aspect. Wall mounted heater. Two built in storage cupboards. Door leading to the inner hallway and archway to:

KITCHEN - Fitted with a range of base units, wall cupboards and drawers. Contrasting worksurfaces with inset stainless steel sink unit with mixer tap over. Fridge/freezer and washing machine. Tiled splashbacks. Built in oven, four ring electric hob and extractor hood over. Window looking through to the sitting room.

INNER HALL - Door leading to the cloakroom and bedroom.

CLOAKROOM - Fitted with a white suite comprising low level WC and wash hand basin. Heated towel rail.

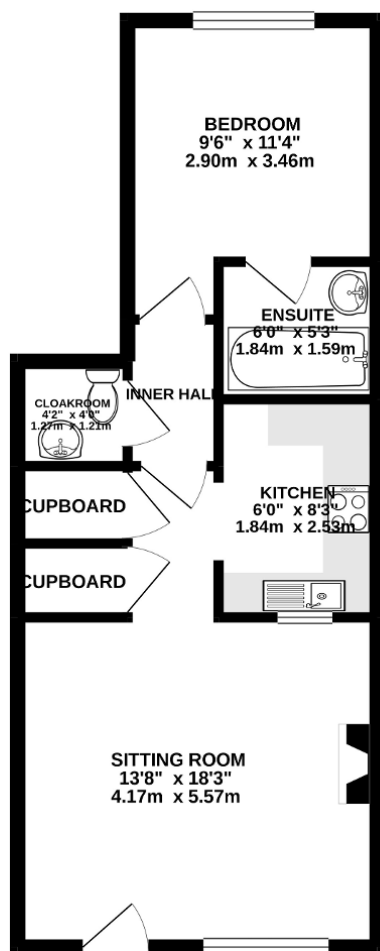
BEDROOM - Double glazed window to the rear aspect. Wall mounted heater. Door to:

EN-SUITE BATHROOM - Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin with built in vanity cupboard under. Heated towel rail. Tiling.

OUTSIDE - The property benefits from it's own entrance, with allocated parking space. Communal gardens.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

1 week holding fee - £161.54 (whilst referencing takes place)
 4 weeks further deposit - £646.15 (to be added to the 1 week)
 Total deposit (5 weeks rent) - £807.69 and a months rent up front to move in.

Council tax band B - £1,509.89 Per Annum

Energy Efficiency

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		