



130 Shepherds Row, Hampshire, SP10 2QH  
£875 PCM

## PROPERTY DESCRIPTION BY *Tanya Owens*

Very spacious second floor apartment presented in excellent condition throughout. Accommodation comprises: entrance hallway with storage cupboard, light and airy living / dining room with electric fireplace and extensive views over the town. Modern fitted kitchen / breakfast room with oven, hob and extractor fan and integral fridge and freezer. Two double bedrooms both benefiting from built-in wardrobes, re-fitted fully tiled bathroom with shower over bath. Gas central heating and double glazing. Communal gardens.

Available early to mid Sept.

No pets.

## DIRECTIONS

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

**Tax Band: B**



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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.