



**Osbornes**  
Independent estate agents

Berkeley Drive |  
Basingstoke | RG22

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# AVAILABLE IMMEDIATELY. Studio apartment presented in good order throughout, situated in Old Hatch Warren.

Studio Apartment | Good Decorative Order Throughout | With Murphy Bed | Modern Kitchen | Modern Bathroom | Available Early April

**£800 per month**

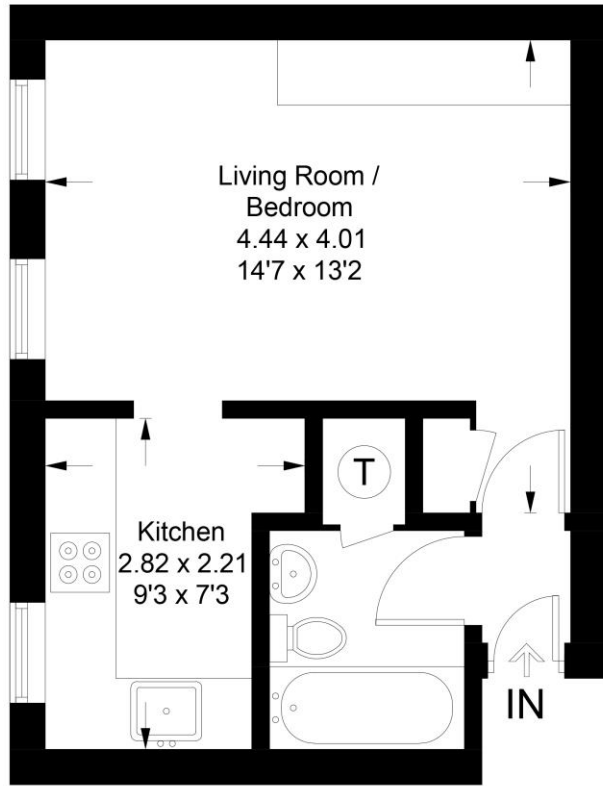
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AVAILABLE IMMEDIATELY. Studio apartment presented in good order throughout, situated in Old Hatch Warren. The accommodation comprises of an entrance hall, a family bathroom, a spacious living room/bedroom and a kitchen. Externally, the property features an allocated parking space and a communal garden. Berkeley Drive is situated to the south of the town centre and gives access to junction 6 and 7 of the M3. The Main line railway is within a short drive with a direct link to London Waterloo. Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment. EPC Rating : C Council Tax : A





Approximate Gross Internal Area  
26.0 sq m / 280 sq ft



### First Floor



Berkeley Drive

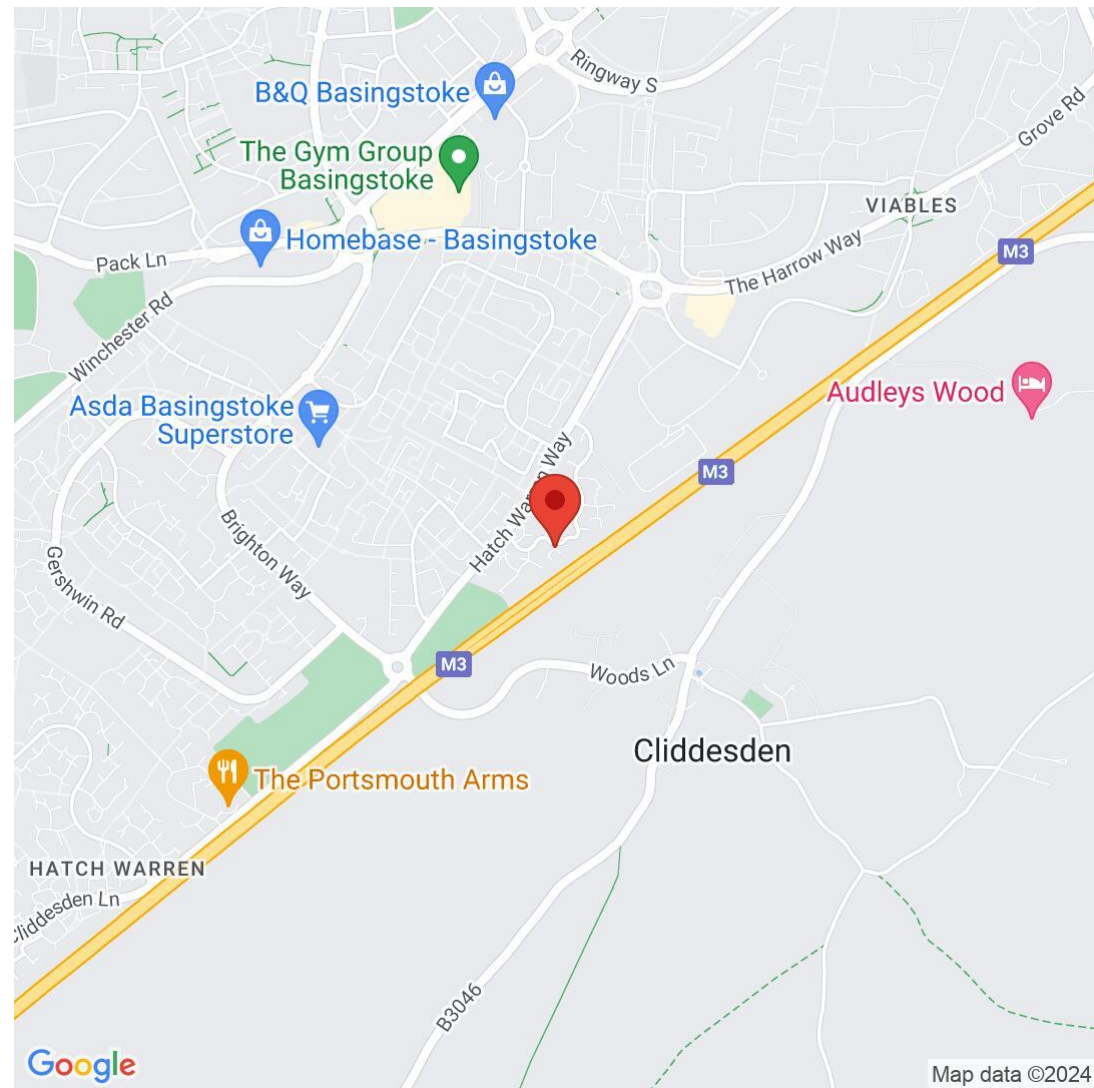
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID840546)

## Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	