



Osbornes
Independent estate agents

Hillside Place
Farnborough Road | Farnborough

BRAND NEW APARTMENT TO RENT - HILLSIDE PLACE, 115-117 FARNBOROUGH ROAD A collection of contemporary converted apartments offering a range of maisonettes and apartments over five

New Apartments | Modern Kitchen | Modern Bathroom & En-Suites | Allocated Underground Parking | Balconies & Terraces | Available February 2025

£1,650 per month

BRAND NEW APARTMENT TO RENT - HILLSIDE PLACE, 115-117 FARNBOROUGH ROAD A collection of contemporary converted apartments offering a range of maisonettes and apartments over five floors. The apartments are finished to an exceptional specification with fully fitted kitchens featuring high quality built-in SMEG appliances. Careful consideration has gone into the design of each unit to maximise the SFT of each home, boasting great space and light. The apartments vary in layout from, studio apartments, one bedroom apartments, two bedroom apartments with either one or two bathrooms and three-bedroom apartments ranging from two to three bathrooms, making the larger apartments ideal for a flat share. All apartments boast outside space, with either a private balcony, roof terrace or a wraparound balcony offering incredible views. Subject to which side of the building you favour, many of the apartments offer stunning views of Farnborough airport runway, who host a large airshow event, giving you prime location to spectate. Alternative apartments offer views across the green space in Hampshire and Surrey. All apartments in the development benefit from secure allocated parking. Studio and one-bedroom apartments will be allocated one parking space, whilst two- and three-bedroom apartments will be allocated two parking spaces. These spaces are located behind the property or within the two-floor underground parking. The property also benefits from bike shed storage and a video entry system. Farnborough has excellent commuter links, with Farnborough Main Station being located circa 0.9 miles from the property, providing direct trains to London with journey times of circa 34 minutes to London Waterloo Station. Junction 4 and 4a of the M3 motorway easily link you to the M25 and South Coast. The apartments are set within the heart of Farnborough, surrounding the area comprises a mix of office, educational, residential, and aerospace uses. Immediately adjacent to the north is the Rushmoor Borough Council office and



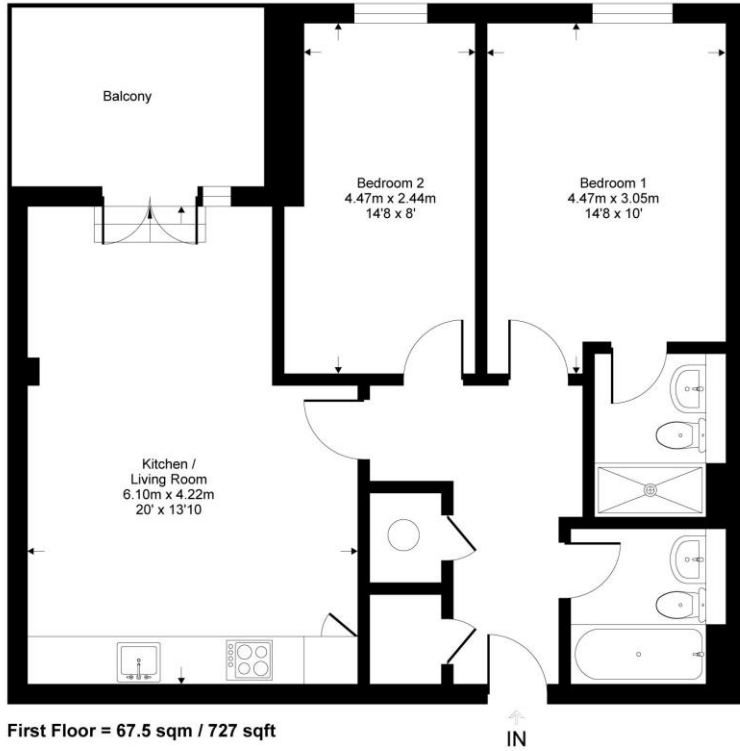
to the northeast is Meudon House. Farnborough's main commercial district is situated approximately 0.5 miles from the site, hosting numerous shops, restaurants, supermarkets, a cinema, and other amenities. These stunning apartments are available to rent from February 2024 on an unfurnished basis. Virtual and in-person tours are available on request. Contact our team today. Minimum household income required for referencing: 30X the rental value. We are marketing apartments with a variance in price point from £1200pcm to £2250pcm. Example: The average rent in the building is £1500pcm. $£1500 \times 30 = £45,000$ as a minimum earning to apply for a property of this rental figure. However, we can accept application with guarantors, who would need a minimum earning of 35X rental value. Example: $£1500\text{pcm} \times 35 = £52,500$ minimum earnings. EPC Rating: B-C. Rent does not include utilities, the tenancy deposit, and any other permitted payments. 5 Week Deposit payable, which will be registered with the TDS. A capped value Holding Deposit of 1 Week, is required to reserve this property. Min Term 6 months. Council Tax Band: B-D





Hillside Place

Approximate Gross Internal Area = 67.5 sq m / 727 sq ft



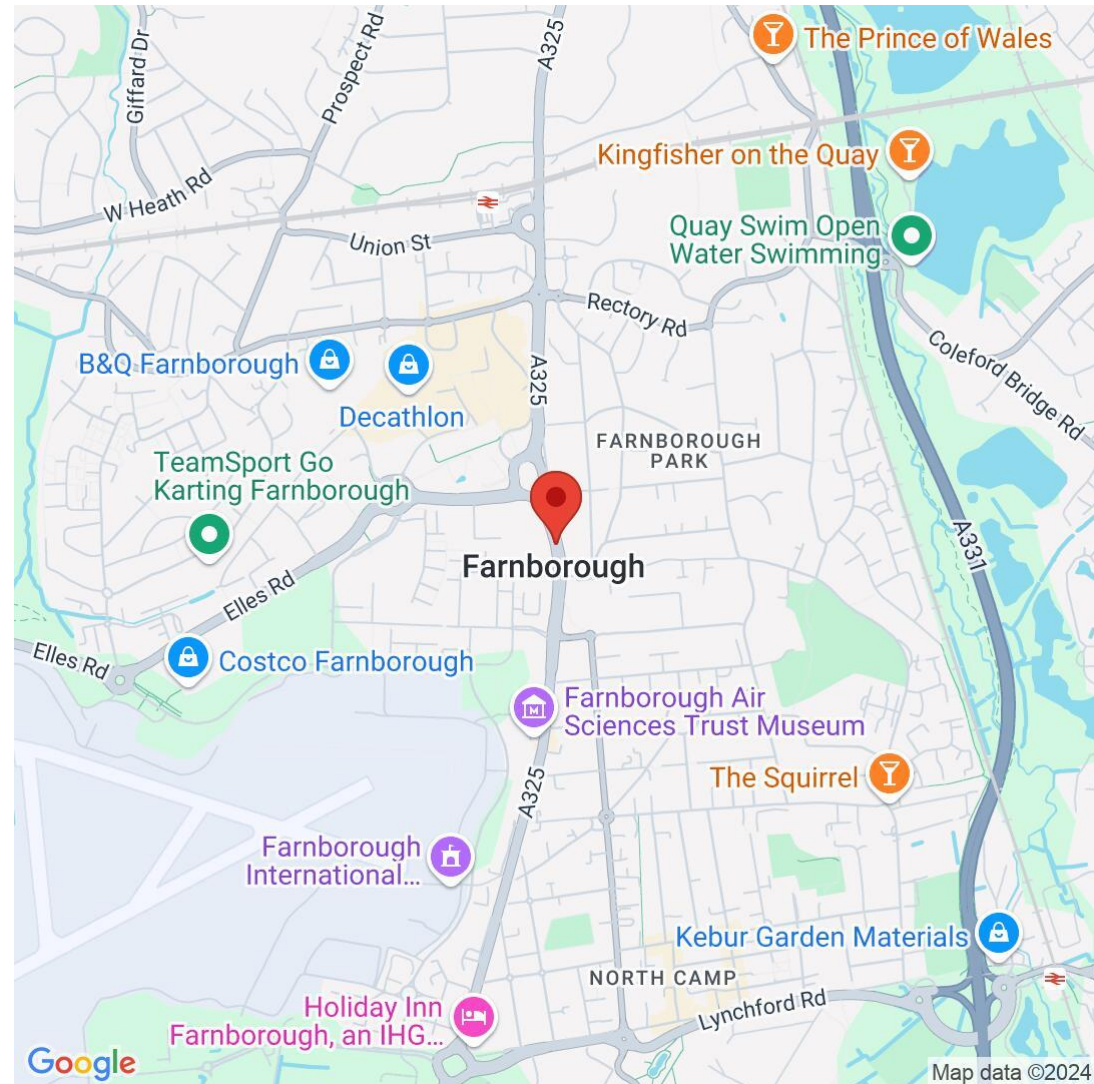
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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		
(55-68)	D	71	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	