

36  
738.40 sqft  
68.60 sqm



Living (Max)	11'-7" x 18'-0"	3555mm x 5490mm
Kitchen (Max)	7'-8" x 9'-7"	2385mm x 2960mm
Bedroom 1 (Max)	9'-8" x 15'-7"	2990mm x 4790mm
Bedroom 2 (Max)	9'-4" x 13'-8"	2855mm x 4205mm
Shower (Max)	7'-2" x 6'-7"	2200mm x 2050mm

TO LET



**Martin & Co Basingstoke**

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**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.



**Shortwood Copse Lane**

**2 Bedrooms, 1 Bathroom, Retirement Apartment**

**£2,300 pcm**





## Shortwood Copse Lane

Retirement Apartment,  
2 bedroom, 1 bathroom

£2,300 pcm

Date available: Available Now

Deposit: £2,653.84

Unfurnished

Council Tax band: D

- Two Bedrooms
- 2nd Floor Apartment
- Rent Includes Service Charges
- Over 60's Development
- One Shower Room
- Well Appointed Kitchen
- A Pet is allowed

A beautifully presented top Retirement apartment located in Beggarwood. Discover serenity and comfort in this splendid two-bedroom apartment, ideally situated on the top floor within the renowned Island View development in Basingstoke. Crafted by the esteemed McCarthy Stone, this haven offers everything you need to relish your golden years, from the camaraderie of weekly events to the peace of mind provided by modern amenities and dedicated staff.

Explore the offerings of Island View:  
Immaculately landscaped gardens for tranquil strolls.  
A chic communal lounge for social gatherings.  
A guest suite, welcoming visiting family and friends with open arms.

Step into this move-in-ready gem, boasting an unfurnished interior that exudes spaciousness and sophistication. The living room, adomed in neutral tones, invites relaxation, while the thoughtfully designed kitchen comes complete with integrated appliances. The primary bedroom delights with its walk-in wardrobe, fitted meticulously with ample hanging and

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



shelving space. The second bedroom offers versatility, ideal for guests or pursuing hobbies. The modern shower room boasts a low-profile shower tray, slip-resistant flooring, a chrome towel radiator, and a fitted mirror.

Island View is an opulent retirement abode tailored for those over 60, conveniently located within easy reach of local amenities.

### Key Features:

- A grand entrance hall leads to a spacious lounge and dining area.
- A fully fitted kitchen equipped with a dishwasher, eye-level cooker, and hob.
- A generously sized primary bedroom with a walk-in wardrobe.
- A well-appointed bathroom with a shower enclosure, sink, and toilet.
- A utility cupboard with extra storage and washer/dryer space.

Island View, is a modern development constructed just 2 years ago. Here, you'll benefit from an on-site House Manager, a communal lounge featuring a kitchenette, a guest suite, communal garden spaces, and a designated parking bay.

Full accessibility is ensured for disabled residents and wheelchair users, thanks to lift access to all floors.

In the vicinity, you'll find a convenient bus stop for easy town transportation, as well as essential amenities like doctors, a dentist surgery, pharmacy, a convenience store, and a family-friendly pub nearby.



Please note that the photography depicts show apartments at this development. This property is offered for rent unfurnished.

Take a step into your tranquil retirement oasis – schedule a viewing today!

### MATERIAL INFORMATION

Council Tax Band: D  
Basingstoke and Deane  
EPC RATING: B  
Minimum Tenancy Term: 12 Months  
Allocated Parking for One Car

