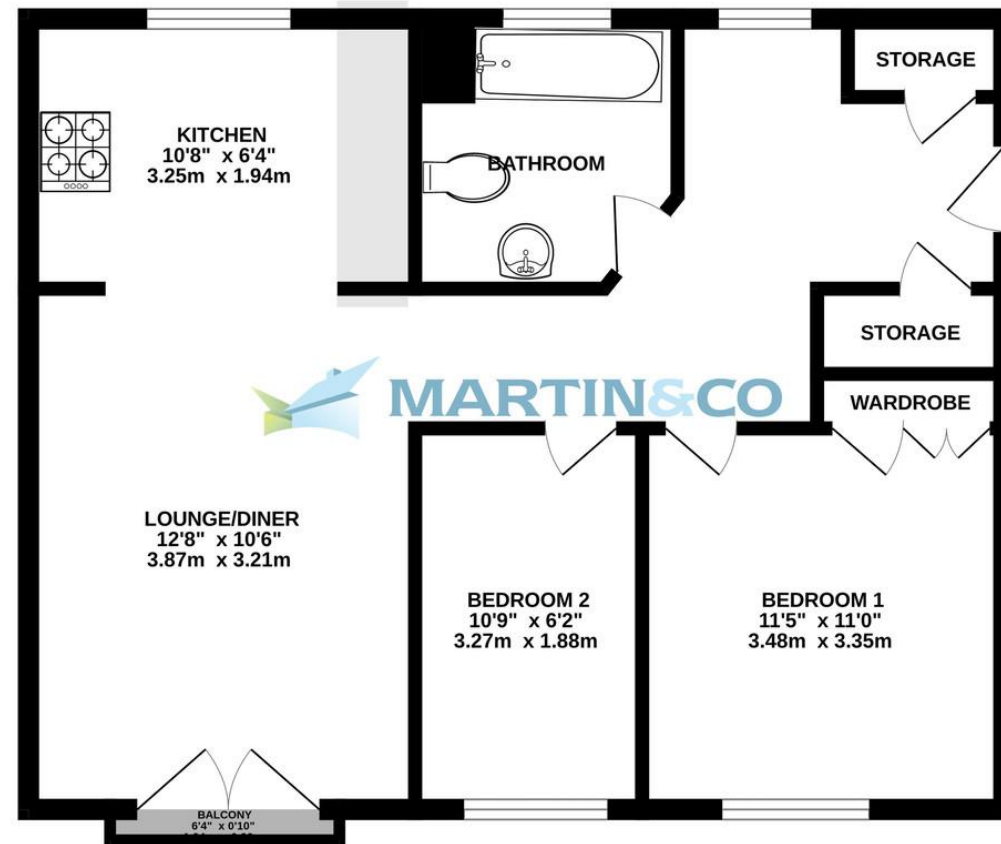


590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
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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FOR SALE



Martin & Co Basingstoke

26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



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 for 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.



Sinclair Drive, Basingstoke, RG21 6AD

2 Bedrooms, 1 Bathroom, Apartment

Guide Price £180,000





Sinclair Drive, Basingstoke

Guide Price £180,000

- Sought After Development
- Two Bedrooms
- Reception Room
- Contemporary Fitted Kitchen
- Integrated Appliances
- One Bathroom Suite
- Allocated Parking

Martin & Co are pleased to offer to the market this two-bedroom purpose-built apartment, situated in a sought-after development and offered to landlords with tenants in situ.

The property is conveniently located within close proximity of Basingstoke mainline railway station and Festival Place, offering an excellent selection of shops, restaurants and coffee bars.

The accommodation comprises two bedrooms, a reception room, a contemporary fitted kitchen with integrated appliances, and a modern bathroom suite. Further benefits include allocated parking.

An excellent investment opportunity. Early viewing is highly recommended.

HALL Side aspect window, carpet, two storage cupboards and security access phone.

LOUNGE 12' 8" x 10' 6" (3.9m x 3.2m) Front aspect window, carpet, radiator and arch to the kitchen.

KITCHEN 10' 9" x 6' 2" (3.3m x 1.9m) Rear aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, washing machine, fridge freezer and laminate floor.

BEDROOM 1 11' 5" x 11' 0" (3.5m x 3.4m) Front aspect window, carpet, radiator and wardrobe.



BEDROOM 2 10' 9" x 6' 2" (3.3m x 1.9m) Front aspect window, carpet and radiator

BATHROOM Rear aspect window, bath with shower over, low-level WC, wash hand basin and vinyl floor.

PARKING Allocated parking for one car

MATERIAL INFORMATION Tenure: Leasehold

LEASE DETAILS

Term: 125 years from 1 November 2009

Service Charge: Service Charge: Approximately £2,200 per annum (based on the current half-yearly charge, payable in advance). Last one was £1106.47 for 1//26 to 31/12/26

GROUND RENT

Ground Rent: £210 per year

Next Review Date: 1st May 2030

Ground Rent Provisions: Reviewed every 10 years, with reference to Capital Value, and with a minimum increase based on RPI.

EPC Rating: B

Council Tax Band: C

Basingstoke and Deane



Energy Efficiency Rating	
Current	Potential
85	86

Environmental (CO ₂) Impact Rating	
Current	Potential
85	85

England & Wales EU Directive 2002/91/EC