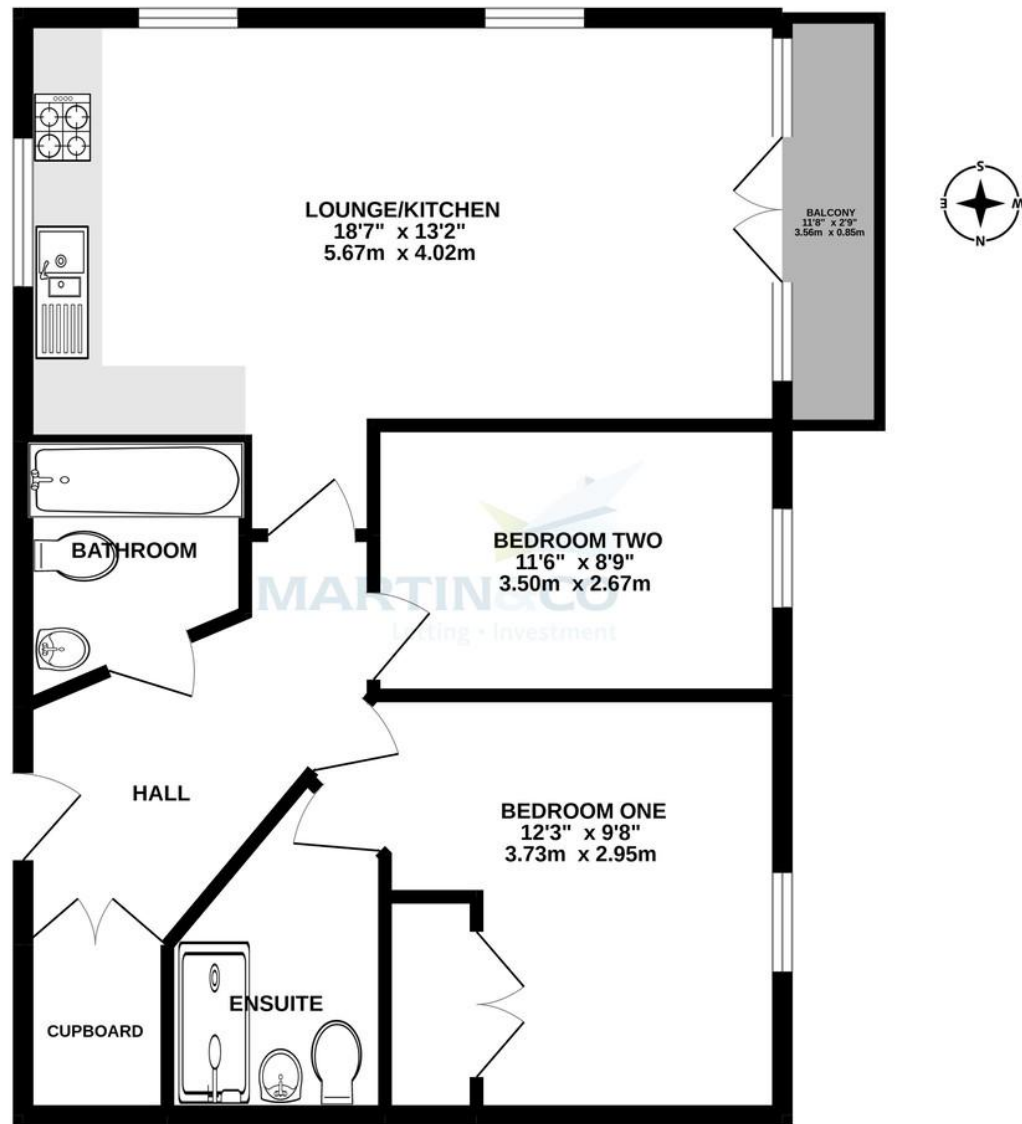


1ST FLOOR



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.  
Made with Metropix ©2022.

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 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.



**Sinclair Drive**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £195,000**

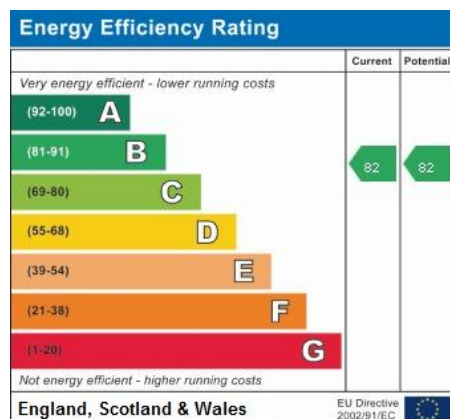




## Sinclair Drive

Asking Price Of £195,000

- Town Centre Location
- Open Plan Kitchen/Living Room
- Balcony
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Garage



A well-presented first floor apartment, located within walking distance of Basingstoke town centre. The property has an open plan kitchen/living room, two double bedrooms, a bathroom and en-suite, balcony, gas central heating and a GARAGE. The property is offered with no onward chain.

COMMUNAL FRONT DOOR TO Security access phone, stairs to all floors there is also a lift and post boxes for each apartment

ENTRANCE HALL Security intercom, smoke detector, radiator, thermostat control for central heating and airing cupboard housing hot water tank and fuse box.

LOUNGE/KITCHEN 18' 7" x 13' 2" (5.668m x 4.016m) In the living area there is two double glazed windows and matching double-glazed French doors to balcony, there are two radiators. in the kitchen area 1 1/2 bowl stainless steel sink unit with mixer taps and single drainer with cupboard under, further range of matching cupboards and drawer, built in fridge/freezer, built in washing machine and integrated slimline dishwasher. There is an integrated electric oven with gas hob and extractor over and cupboard housing gas boiler.

BEDROOM 1 12'3 x 9'8 (3.7m x 3.0m) Double-glazed window, double built in wardrobe and radiator.

ENSUITE Three piece suite of shower cubicle with tiled surround, pedestal wash hand basin, low level W.C, tiled walls, shaver point. extractor fan and radiator.



BEDROOM 2 11'6 x 8'9 (3.5m x 2.7m) Double-glazed window and radiator

BATHROOM Bath with retractable shower screen, pedestal wash hand basin, low level W.C, tiled walls, shaver point, radiator and extractor fan.

GARAGE 21' 6" x 9' 9" (6.572m x 2.985m) Garage located under the building with roller door and window to rear.



MATERIAL INFORMATION  
Tenure: Leasehold

LEASE DETAILS  
Term: 125 years from 1 May 2010 - 110 years remaining.  
Service Charge: £2,038.14 annually.

GROUND RENT  
Ground Rent: £198 annually  
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

