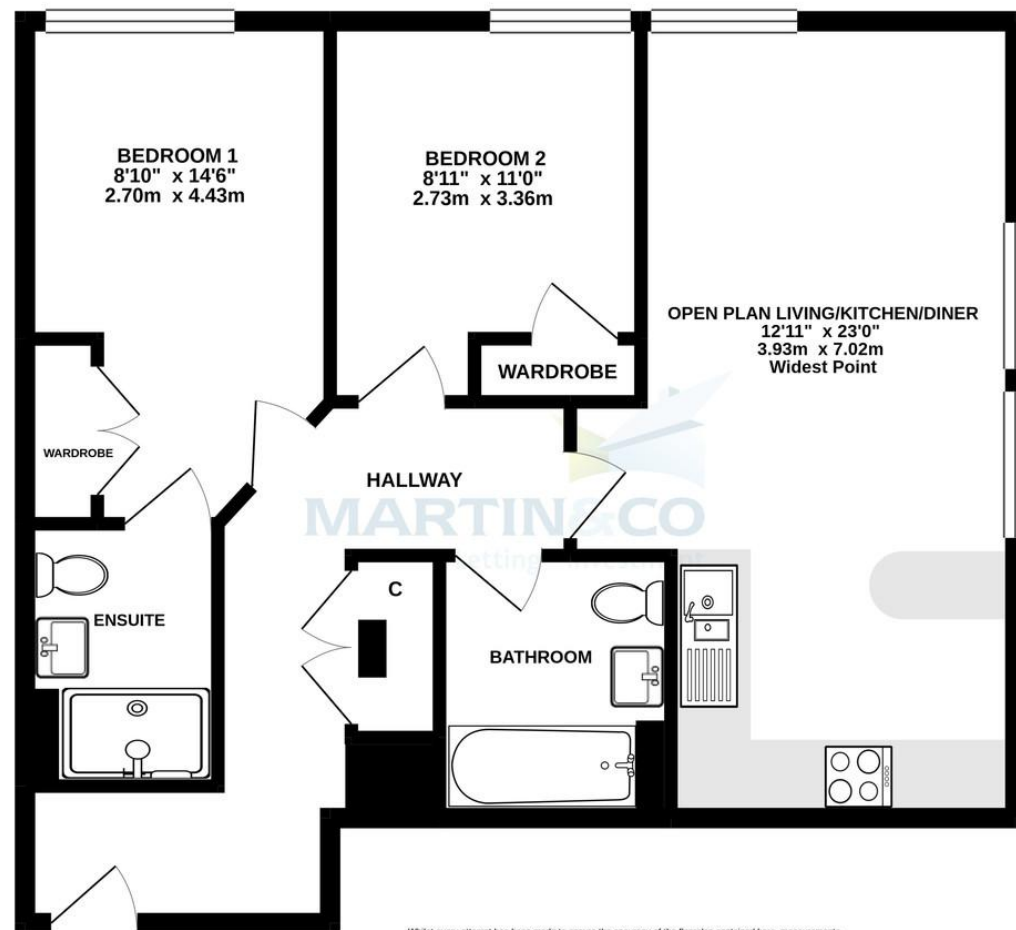


GROUND FLOOR



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.
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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.



Town Centre

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £295,000





Town Centre

Asking Price Of £295,000

- Stunning Corner Apartment
- Large Bright Living Room/Kitchen
- Kitchen Area with Dishwasher
- Two Double Bedrooms
- Gas Central Heating
- Communal Gardens
- Allocated Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A stunning two bedroom apartment located in the town centre, just a short walk from the train station. Comprising an open plan living area with a fully fitted kitchen area with appliances, two bedrooms, bathroom and en-suite shower room. The converted Art Deco style building has a stunning communal hallway. There is an allocated parking for one car plus visitor parking for another car.

COMMUNAL DOORS TO

COMMUNAL ENTRANCE HALL There is a grand entrance to the North of the building, with a stunning Art Deco reception hall linking the North entrance to the original South entrance. The design has been sympathetically merged with the original Art Deco features, which has resulted in a variety of apartment layouts, while the original curved stairs act as a focal point that links every floor, with individual post boxes.

FRONT DOOR TO

ENTRANCE HALL Down lights, thermostatic control for central heating, video security entrance phone. Storage cupboard which has the heat exchange unit and Hyperoptic fibre is here should you choose to use them as a company.



LIVING ROOM/KITCHEN 23' 0" x 12' 10" (7.02m x 3.93m) Dual aspect double glazed windows, two radiators and carpet in the living area. In the kitchen area there is a 1 1/2 stainless steel sink unit with mixer taps with single drainer with cupboard under and a further range of matching cupboards and drawers. There is a built-in fridge/freezer, built-in washer/dryer, built-in slimline dishwasher and double electric oven with electric hob with extractor over. There is under cabinet lighting and down lights. Small breakfast bar.

BEDROOM 1 14' 6" x 8' 10" (4.43m x 2.70m) Double glazed window, radiator and carpet. There is a double built in wardrobe with shelf and hanging space

ENSUITE SHOWER ROOM Shower cubicle with rain-head shower, glass shower door and wall hung sink unit, low level W.C, electric towel radiator, part-tiled walls and shaver point

BEDROOM 2 11' 0" x 8' 11" (3.36m x 2.73m) Double glazed window, radiator and wardrobe and shelf and hanging space

BATHROOM Bath with mixer taps with shower over, wall hung sink unit and low level W.C. There are part-tiled walls, shaver point and electric towel radiator.



PARKING Allocated Parking for one car and visitor parking.

MATERIAL INFORMATION Council Tax Band: C Basingstoke and Deane
EPC Rating: B
Tenure: Leasehold

Lease Details:
999 Years from 1st January 2017. 992 years remaining.

Service Charge:
£1,627.08 per annum.

Ground Rent:
£200 per annum, increasing every 15 years in line with RPI.
The next review date is 1st January 2032.

