



TOTAL APPROX. FLOOR AREA 77.8 SQ.M. (837 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. 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 ©2015

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.



Old Basing

2 Bedrooms, 2 Bathroom, Ground Floor Apartment

Asking Price Of £255,000





Old Basing

Asking Price Of £255,000

- Two Double Bedrooms
- Two Bedrooms
- Modern Kitchen with Appliances
- Modern Bathroom and En-Suite
- Communal Gardens
- Gas Central Heating
- Garage

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

A beautifully presented two bedroom ground floor apartment, located in Old Basing and within walking distance of Chineham Shopping Centre. Comprising 19' Lounge/Dining Room, Kitchen with appliances, two double bedrooms, modern bathroom and en-suite, garage and on road parking.

Viewing is highly recommended.

COMMUNAL FRONT DOOR TO

COMMUNAL HALLWAY Front door to

ENTRANCE HALL Thermostat control for central heating, radiator, storage cupboard with hanging space.

LOUNGE/DINER 19'5 x 17'0 (5.9m x 5.2m) Dual aspect windows, carpet, two radiators and door to the kitchen.

KITCHEN 10'11 x 9'6 (3.3m x 2.9m) Side aspect window, 1 1/2 bowl stainless steel sink with cupboard under, further range of matching cupboards and draws, matching larder unit, built in fridge/freezer, built in dishwasher. There is a built in double electric oven, built in gas hob with extractor over, space for a washer/dryer, part-tiled walls and tiled flooring. There is a cupboard housing gas boiler.

BEDROOM 1 17'1 x 9'10 (5.2m x 3.0m) Side aspect window, carpet, radiator and built in wardrobe.



ENSUITE SHOWER ROOM Shower cubicle, vanity sink unit with cupboard and further wall unit, low level W.C. There are tiled walls, tiled floors, shaver point and towel radiator.

BEDROOM 2 15'7 x 9'3 (4.8m x 2.8m) Side aspect window, carpet, radiator and double wardrobe.

BATHROOM Panelled enclosed bath with shower over, vanity sink unit, low level W.C, towel radiator, fully tiled walls, extractor fan and towel radiator.

GARAGE Single up and over door.

GROUNDS Communal grounds



MATERIAL INFORMATION

Tenure: Leasehold

Lease Details:

The lease has been extended, and now runs from 24th June 1988 to 21st June 2177, so 152 years remaining

Service Charge: £1260 annually

Ground Rent: £0 after lease extension

Council Tax Band: C

Basingstoke and Deane

EPC Rating: C

Garage and on road parking.

