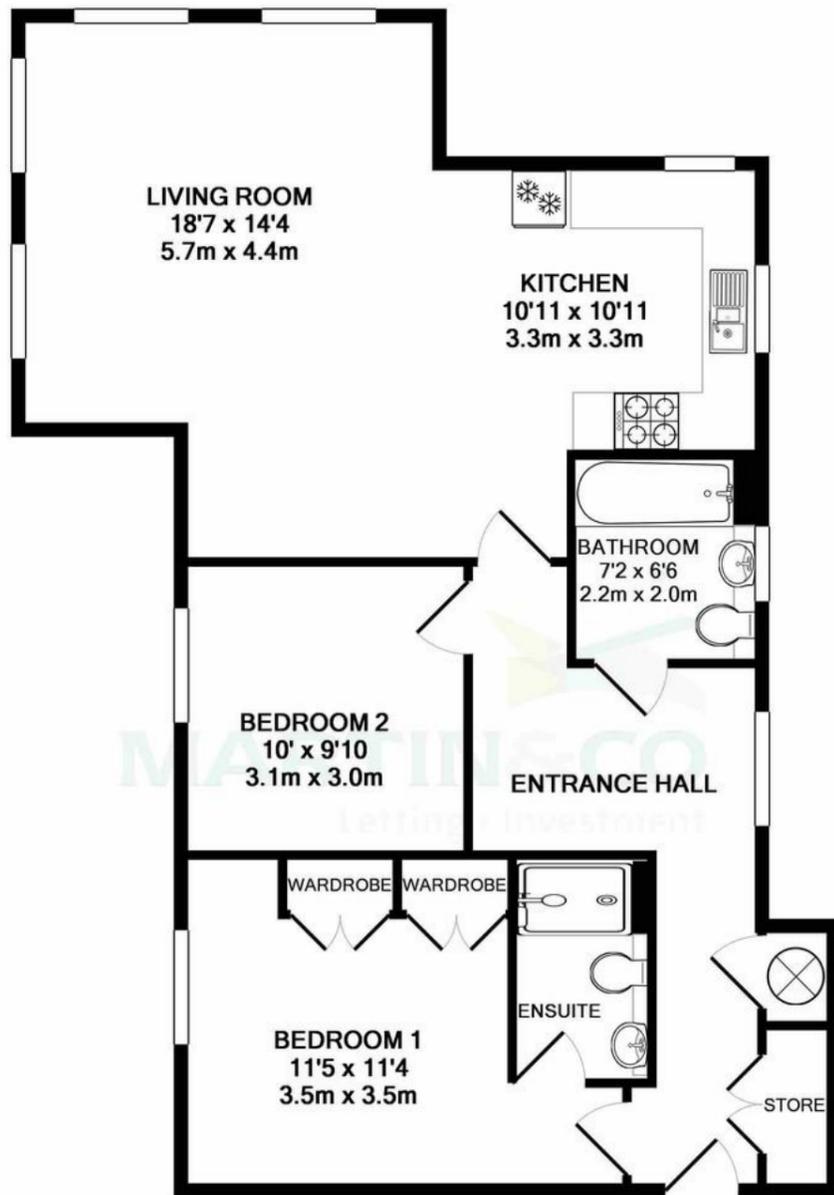


**FOR SALE**



TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 SQ.M.)

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

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**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.



**Sherfield Park**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £260,000**





## Sherfield Park

Asking Price Of £260,000

- Stunning 18'7ft Living Room
- Two Double Bedrooms
- Luxury Kitchen with appliances
- En-Suite Shower Room
- Gas Central Heating
- Allocated Parking
- NO ONWARD CHAIN

A stunning two bedroom apartment located on the popular Sherfield Park development, with 843 sq.ft. of spacious accommodation.

Comprising two bedrooms, bathroom and en-suite shower room, 18' open plan living area, kitchen area with appliances, ample storage and allocated parking for 1 car.

The property also has gas central heating, and is offered in excellent condition throughout.

**HALL** Side aspect window, large storage cupboard, airing cupboard, laminate floor and security access phone.

**LOUNGE/DINING ROOM** 18' 8" x 14' 5" (5.7m x 4.4m) Open plan living area including the Kitchenette, front and side aspect windows, carpet and radiator.

**KITCHENETTE** 10' 9" x 10' 9" (3.3m x 3.3m) Front and side aspect windows, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, slimline dishwasher, washing machine, space for a fridge/freezer and laminate floor.

**BEDROOM ONE** 11' 5" x 11' 5" (3.5m x 3.5m) Front aspect window, two double wardrobes, carpet, radiator and door to the en-suite.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**EN-SUITE SHOWER ROOM** Double sized shower cubicle, wash hand basin, low-level WC, radiator and vinyl floor.

**BEDROOM TWO** 10' 2" x 9' 10" (3.1m x 3.0m) Front aspect window, carpet and radiator.

**BATHROOM** 7' 2" x 6' 6" (2.2m x 2.0m) Side aspect window, bath, low-level WC, wash hand basin, radiator and vinyl floor.

**PARKING** Allocated parking for 1 car, plus visitor parking.



### MATERIAL INFORMATION

Tenure: Leasehold

Lease Details:  
125 years from 1st March 2009. 109 years remaining.

Annual Service Charge: £1,966  
Annual Ground Rent: £100

Ground rent increases by £100 every 25 years, with the next review date being 1st March 2034

Council Tax Band: C  
Basingstoke and Deane  
EPC Rating: B  
Allocated Parking for 1 Car

**AGENT'S NOTE:** Please note that the photos were taken before the property was occupied.

