

TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 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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FOR SALE



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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.



Town Centre

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £180,000





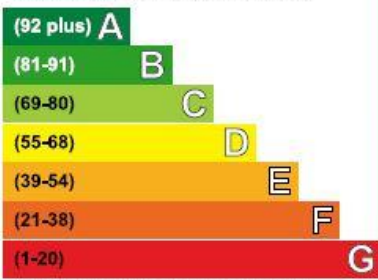
Town Centre

Asking Price Of £180,000

- Lounge/Dining Room
- Double Bedroom
- Modern Kitchen
- Modern Bathroom
- Gas Central Heating
- Ample Parking

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
72	72

A well presented, one bedroom first floor apartment located in Basingstoke town centre, just a short walk from the train station.

The property comprises one bedroom, a lounge/dining room, modern kitchen, modern bathroom, gas central heating and ample parking.

HALLWAY A good sized entrance hall with four storage cupboards, radiator and laminate flooring.

LOUNGE/DINING ROOM 13' 9" x 10' 9" (4.2m x 3.3m) Rear aspect window, radiator and laminate flooring.

KITCHEN 11' 9" x 6' 2" (3.6m x 1.9m) Side 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, plumbing for a washing machine, space for a fridge/freezer and laminate flooring.

BEDROOM 14' 1" x 8' 6" (4.3m x 2.6m) Rear and side aspect windows, wardrobe, radiator and laminate flooring.

BATHROOM Side aspect window, bath with shower over, low-level WC, wash hand basing, radiator and tiled floor.

OUTSIDE There are communal gardens and ample off road parking.



KEY FACTS FOR BUYERS

Tenure: Leasehold

Lease Details

125 years from 27th April 1987 to 27th April 2112.
87 Years remaining.

Service Charge: £968.12 annually

Ground Rent: £10 annually

Council Tax Band: B

Basingstoke and Deane

EPC Rating: C

Off Road Parking

