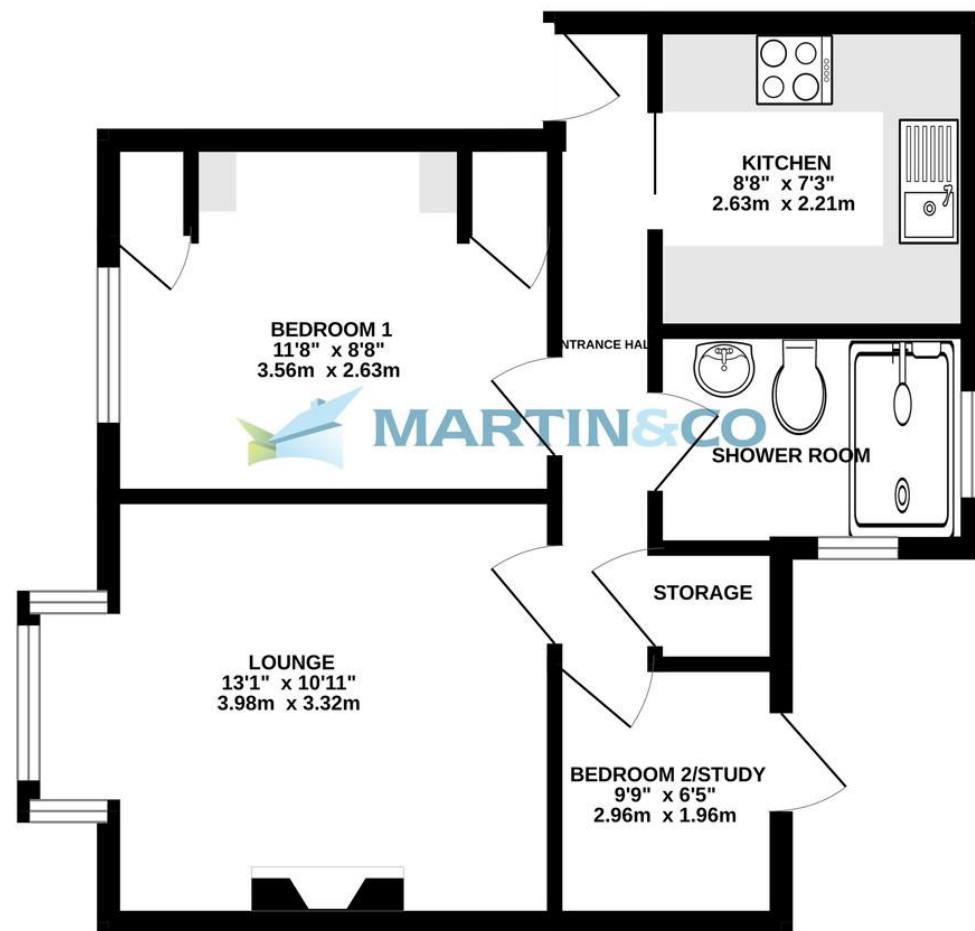


GROUND FLOOR



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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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.



FOR SALE



Premier Court, Sherfield-on-Loddon, Mill Close, RG27 0AQ

2 Bedrooms, 1 Bathroom, Ground Floor Apartment

Asking Price Of £205,000





Sherfield-on-loddon

Asking Price Of £205,000

- Ground Floor Apartment With Direct Courtyard Access
- Spacious Lounge/Dining Room With Bay Window And Fireplace
- Re-Fitted Kitchen With Under-Cabinet Lighting
- Two Bedrooms – One With Built-In Wardrobes And Overhead Storage
- Modern Re-Fitted Shower Room
- Communal Paved Courtyard Area
- Long Lease – 999 Years From 1st January 2024

A spacious and well-presented ground-floor apartment, set in the heart of Sherfield-on-Loddon village-just a short stroll from local pubs, shops, and scenic walks.

This versatile one-bedroom home features a generous open-plan living space with direct access to a private courtyard garden, ideal for relaxing or entertaining. The property also includes a modern kitchen with integrated appliances, a stylish shower room, and a separate study that could comfortably serve as a guest room or home office. Additional benefits include allocated parking for one car and a quiet, well-maintained setting in this sought-after village location.

Offered with no onward chain.

COMMUNAL FRONT DOOR with intercom

FRONT DOOR TO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL Carpeted flooring, wall-mounted radiator, security access entry phone system, and an airing cupboard providing useful storage.

RE-KITCHEN FITTED 8' 7" x 7' 3" (2.63m x 2.21m) Fitted with a range of eye and base level storage units with rolled edge work surfaces. Includes an integrated oven and four-ring electric hob with extractor hood over. Space provided for an under-counter fridge and freezer, along with plumbing and space for a washing machine. Finished with vinyl flooring, under-cabinet tiling, and under-cabinet lighting for a practical and well-



lit workspace.

LOUNGE/DINER 13' 1" x 10' 11" (3.99m x 3.33m) Bright and spacious reception room with a front aspect double glazed bay window, carpeted flooring, and an electric radiator. Features a central fireplace with an electric fire and a glass panelled door adding natural light and character to the space.

BEDROOM ONE 11' 8" x 8' 8" (3.56m x 2.64m) Front aspect double glazed window, carpeted flooring, and electric radiator. Fitted with a full range of built-in wardrobes and overhead storage cabinets above the bed area, offering excellent integrated storage while maximising space.

BEDROOM TWO/STUDY 9' 9" x 6' 5" (2.97m x 1.96m) Rear aspect door providing direct access to the communal courtyard, carpeted flooring, and electric radiator. Ideal for use as a guest bedroom, home office, or study.

RE-FITTED SHOWER ROOM Stylishly re-fitted with a modern finish, featuring a double width walk-in shower with glass screen and electric shower unit. Includes a low-level WC, wash hand basin with mixer tap, and a chrome heated towel radiator. Finished with part-tiled walls, a side aspect double glazed window for natural light, and vinyl flooring.

OUTSIDE Allocated parking for one car.

The property benefits from direct access to a communal paved courtyard area-ideal for outdoor seating, potted plants, or simply enjoying a bit of fresh air in a well-maintained shared space.



AREA Situated in the desirable village of Sherfield-on-Loddon, this ground floor apartment enjoys a peaceful yet well-connected setting. The village offers a traditional community feel with a local convenience store, charming public houses, a village hall, and a historic church-all just a short walk away. Residents also benefit from access to scenic countryside walks and green spaces ideal for outdoor leisure.

For broader amenities, Basingstoke is within easy reach and provides a comprehensive range of shopping, dining, and recreational options. The town also offers a mainline railway station with fast services to London Waterloo in approximately 45 minutes. Excellent road links via the M3 and M4 ensure straightforward access to London, Reading, and the South Coast.

KEY FACTS FOR BUYERS
Tenure: Leasehold
Lease Term: 999 years from 1st January 2024
Ground Rent: £0
Current Service Charge: £865 per annum (subject to annual review)
EPC Rating: D (Score: 64) – with potential to improve to C (Score: 74)
Council Tax Band: B
Local Authority: Basingstoke and Deane Borough Council