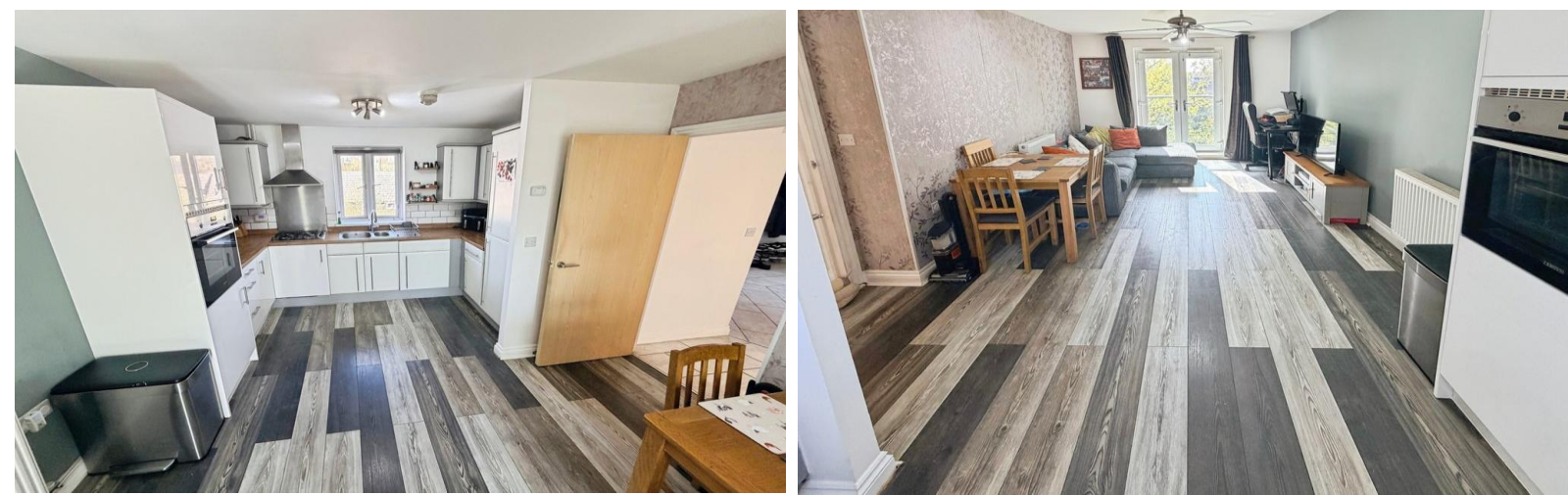


2ND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.
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

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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.



Sinclair Drive, Basingstoke, RG21 6AE

2 Bedrooms, 2 Bathrooms, Apartment

Asking Price Of £199,950





Sinclair Drive, RG21

Asking Price Of £199,950

- Two Double Bedrooms
- En-Suite To Bedroom One
- Spacious Open Plan Living Area
- Modern Fitted Kitchen
- Juliette Balcony
- Large Garage
- Town Centre Location

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		

A well-presented two double bedroom apartment featuring a spacious open plan living area with Juliette balcony, modern kitchen, en-suite to the main bedroom and family bathroom. The property also benefits from a 20'9 garage, making it an ideal first time buy or investment

COMMUNAL FRONT DOOR TO Secure entry system with intercom, stairs to all floors, plus individual post boxes for each apartment.

ENTRANCE HALL A welcoming entrance hall with tiled flooring, providing a practical and low-maintenance space. There is a wall-mounted entry phone system, a radiator, and access to all principal rooms. The hallway also benefits from a useful built-in storage cupboard housing the hot water tank, offering additional storage space. A window allows for natural light, creating a bright and airy feel.

KITCHEN/LIVING ROOM 21' 2" x 10' 8" (6.45m x 3.25m) A well-presented open plan living space offering a comfortable and versatile layout, ideal for both relaxing and entertaining. The lounge area benefits from attractive wood-effect flooring, a feature wall, and French doors opening to a Juliette balcony, allowing for an abundance of natural light and pleasant elevated views. The kitchen is fitted with a range of modern wall and base units complemented by wooden work surfaces and tiled splashbacks. Integrated appliances include an oven, a gas hob with extractor over, and a built-in washing machine and dishwasher. A stainless



steel sink unit is positioned beneath a rear aspect window, providing natural light to the workspace. Overall, this is a bright and sociable living area, well-suited to modern lifestyles.

BEDROOM 1 10' 2" x 9' 5" (3.1m x 2.87m) A double bedroom benefiting from a double-glazed window, allowing for plenty of natural light and offering a pleasant outlook. The room features wood-effect flooring and provides space for freestanding furniture. There is also a useful built-in wardrobe, offering practical storage and helping to maximise floor space. The bedroom further benefits from direct access to the adjoining en-suite, adding to the overall convenience.

EN-SUITE A well-appointed en-suite comprising a shower enclosure with sliding glass doors, low level WC and a wash-hand basin. The room is finished with tiled flooring and part-tiled walls, along with a heated towel rail. Additional features include an extractor fan

BEDROOM 2 10' 11" x 8' 10" (3.33m x 2.69m) A versatile second bedroom, currently arranged as a nursery and home office, demonstrating the flexibility of the space. The room benefits from a front aspect double glazed window allowing for excellent natural light, along with wood-effect flooring for a modern finish.



BATHROOM A well-appointed family bathroom comprising a panel enclosed bath with a shower over and a glass screen, a pedestal wash hand basin and a low-level WC. The room is finished with tiled flooring and part-tiled walls, creating a clean and practical space. Additional features include a radiator and a frosted double-glazed window, providing both ventilation and natural light.

GARAGE 20' 9" x 9' 11" (6.32m x 3.02m) A secure garage located directly beneath the building, featuring a roller door for easy access and a rear window providing natural light.

MATERIAL INFORMATION

Tenure: Leasehold

LEASE DETAILS

Term: 125 years from 1 May 2010 - 110 years remaining.

Service Charge: £858 for **6 months** 1/1/26 - 30/06/26

GROUND RENT

Ground Rent: £198 annually

Next Review Date: 1st May 2030

Ground Rent Provisions: Reviewed every 10 years, with reference to Capital Value, and with a minimum increase based on RPI.

EPC Rating: B.

Council Tax Band: C

Basingstoke and Deane

