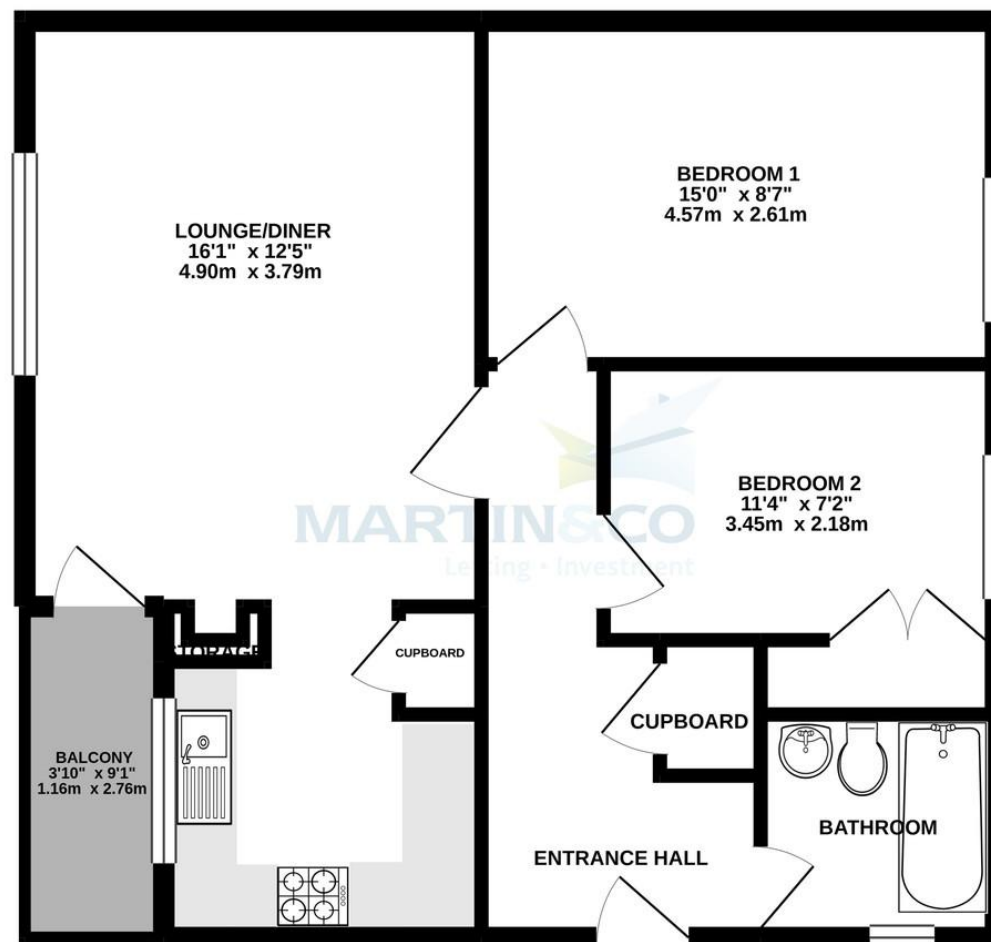
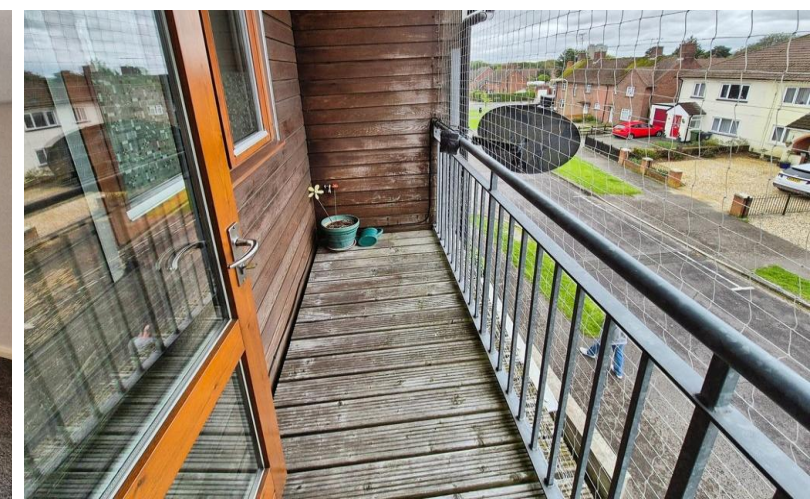


2ND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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
26 London Street Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

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MARTIN&CO

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.



Southview Mews, Lefroy Avenue, RG21 5LB

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £195,000

MARTIN&CO



South View

Asking Price Of £195,000

- Two Double Bedrooms
- Large Lounge
- Good Size Kitchen
- Gas Central Heating
- Balcony
- Allocated Parking plus Visitor Parking
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Set on the top floor, this bright apartment offers a generous lounge with access to a private balcony, a separate fitted kitchen, two well-proportioned double bedrooms and a bathroom with shower over bath. Further benefits include gas central heating, double glazing and allocated parking with additional visitor spaces. An appealing first purchase or investment.

COMMUNAL FRONT DOOR Stairs to second floor (no lift)

FRONT DOOR TO

ENTRANCE HALL Radiator, storage cupboard

LOUNGE/DINER 16' 1" x 12' 5" (4.9m x 3.79m) The spacious lounge enjoys a large double-glazed window, a central heating radiator, and a useful storage recess, with a glazed door opening onto a private balcony

KITCHEN 8' 8" x 7' 7" (2.64m x 2.31m) A bright, well-planned kitchen fitted with a range of matching white base and wall units, complemented by speckled work surfaces and tiled splashbacks. A stainless steel sink with a drainer sits beneath a double-glazed window, providing good natural light. There is an electric



cooker in place with an extractor over, along with space and plumbing for a washing machine and a tall fridge/freezer. The layout offers practical storage, easy-care flooring

BEDROOM 1 15' 0" x 8' 7" (4.57m x 2.61m) A generous double bedroom with a double-glazed window overlooking greenery to the rear, allowing for plenty of natural light. Finished with a central heating radiator and neutral décor

BEDROOM 2 11' 3" x 7' 2" (3.45m x 2.18m) Another well-proportioned double bedroom featuring a double-glazed window, built-in storage cupboard, and a central heating radiator. Neutral décor provides an ideal base for a new owner's personal touch.

BATHROOM Fitted with a white suite comprising a panel-enclosed bath with mixer taps and shower over, pedestal wash hand basin, and low-level W.C. A double-glazed window provides natural light, with tiled splashbacks and wood-effect flooring completing the look.



ALLOCATED PARKING Allocated parking for 1 space plus visitor parking

MATERIAL INFORMATION Council Tax Band: C
Basingstoke and Deane
EPC Rating: C
Tenure: Leasehold

Lease Details:
990 years from 13 September 2005

Service Charge:
£80.69 per month

Ground Rent:
Peppercorn

