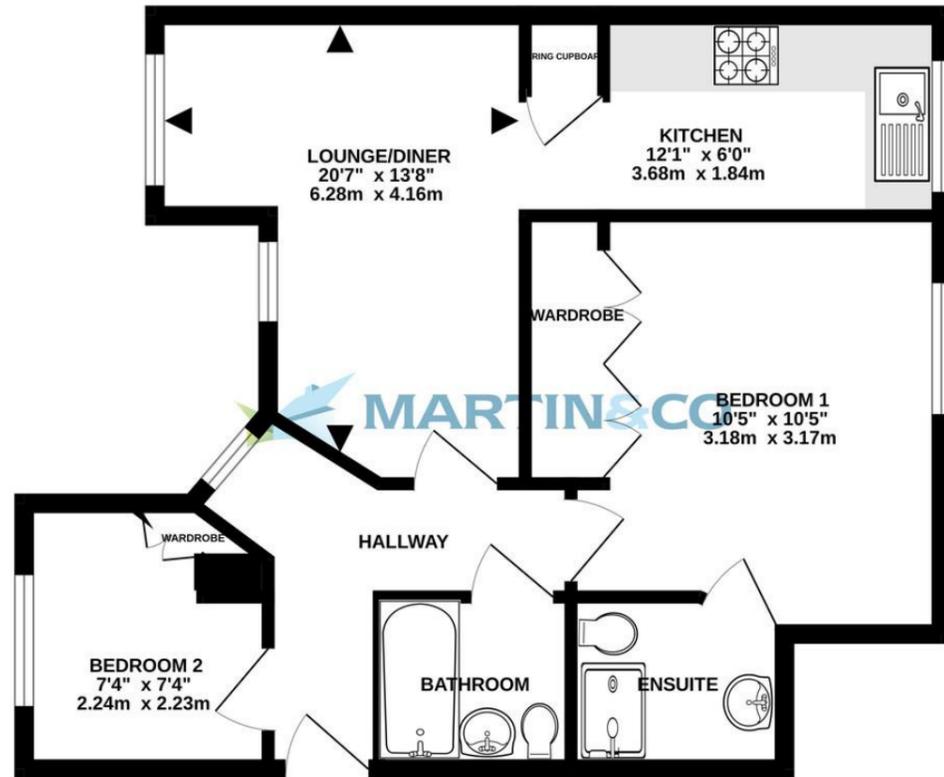


GROUND FLOOR



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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FOR SALE



Martin & Co Basingstoke **01256-859960**
 26 London Street • Basingstoke • RG21 7PG
 T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>



Wedderburn Avenue, Beggarwood, RG22 4QG

2 Bedrooms, 2 Bathrooms, Ground Floor Flat

Asking Price Of £200,000

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.





Wedderburn Avenue

Asking Price Of £200,000

- Ground Floor Apartment
- Large Lounge
- En-Suite Shower Room
- Gas Central Heating
- Allocated Parking
- No Chain

A well presented two bedroom apartment set within the popular Beggarwood development. Features include a spacious lounge dining room, fitted kitchen, main bedroom with ensuite, allocated parking and neutral décor throughout. Well located for M3 access, local amenities and Basingstoke town centre.

ENTRANCE HALL Front door leading into a welcoming entrance hall finished in neutral décor with wood-effect flooring. Provides space for coats and shoes and creates a tidy, practical arrival point to the home. Open access through to the inner hallway, which benefits from a window allowing in natural light, helping keep the entrance area bright.

LOUNGE 20' 7" x 13' 8" (6.27m x 4.17m) A spacious and sociable main living area with clearly defined lounge and dining zones. Two windows provide good natural light, creating a bright and comfortable space for day-to-day living and entertaining. Wood effect flooring and neutral décor give a clean, modern feel. The room comfortably accommodates both seating and a dining table, making it a versatile and practical heart of the home. Arch to kitchen

KITCHEN 12' 1" x 6' 0" (3.68m x 1.83m) Fitted kitchen with a range of eye and base level units providing ample storage and worktop space. Incorporates a gas hob with oven below and tiled splashbacks. Stainless steel sink and drainer positioned beneath a window allowing in natural light and ventilation. Wall mounted boiler neatly housed within the kitchen. Space and plumbing for white goods including washing machine and dishwasher. Finished with wood effect flooring and arranged in a practical galley style layout suited to everyday use.

BEDROOM 1 10' 5" x 10' 5" (3.18m x 3.18m) A comfortable



double bedroom offering good floor space for a double bed and additional furniture. Benefits from a window providing natural light and a pleasant outlook, helping create a bright and airy feel. Built in wardrobes offer useful storage, keeping the room well organised. Finished in neutral décor with wood effect flooring, making it a practical and easy to personalise principal bedroom.

ENSUITE Fitted with a corner shower cubicle with glazed doors and tiled surround, wash hand basin with mixer tap, and low level WC. The ensuite also includes a wall mounted mirror, radiator, and extractor fan for ventilation. Tiled splashback areas keep maintenance practical, and the layout makes efficient use of the space while providing the convenience of a private shower room to the main bedroom.

BEDROOM 2 7' 4" x 7' 4" (2.24m x 2.24m) A single bedroom ideal as a home office, nursery or guest room. Window to the front aspect providing natural light. Built in storage cupboard/wardrobe offering useful shelving and hanging space. Wood effect flooring and neutral décor, making it a versatile additional room.

BATHROOM Fitted with a panel enclosed bath with wall mounted shower and a curtain rail. Wash hand basin with twin taps and tiled splashback, plus low-level W.C. Part tiled walls around the bath and sink area. Finished with wood effect flooring and arranged in a practical layout.

PARKING Allocated parking for 1 car

AREA Wedderburn Avenue sits within the sought after



Beggarwood development on the southern edge of Basingstoke, well positioned for both convenience and green space. The area is popular with families thanks to its neighbourhood feel, local amenities, nearby parks and walking routes, plus a retail park and golf course close at hand.

Excellent road links via Junction 7 of the M3 motorway make commuting straightforward, while Basingstoke town centre offers extensive shopping, leisure facilities and mainline rail services to London. The result is a location that balances accessibility with a quieter, residential setting.

KEY FACTS FOR BUYERS

Council Tax Band: C

Local Authority: Basingstoke and Deane

EPC Rating: C

Tenure: Leasehold

125 years from 24th June 2003

Ground Rent £183 per year 01/12/25 to 31/5/2026 is £91.50 (half year)

Service charge £1276.02 for HALF Year 01/12/25 to 31/5/2026

Allocated Parking for one car

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

