



Edison Place

18 Winchester Road Basingstoke RG21 8AB

Description

Edison Place is a small development tucked away on a no through road, however conveniently situated close to Basingstoke's town centre, within walking distance of the train station. This stylish loft style second floor apartment has spacious accommodation throughout, making it a sought-after property!

The open plan kitchen/living room is an attractive space with plenty of room to spread out. The kitchen has white, high gloss finish units with soft closing cupboards and drawers. Integrated appliances include a gas hob, electric oven and grill, dishwasher, fridge/freezer and washing machine.

Both bedrooms are doubles, with fitted wardrobes in the largest. The shower room is stunning with a dual function shower, wc and hand basin.

Externally, there is a shared garden with one other apartment plus you have an outside shed for your own use. The apartment comes with one allocated parking space with one visitors parking permit on a first come, first served basis.



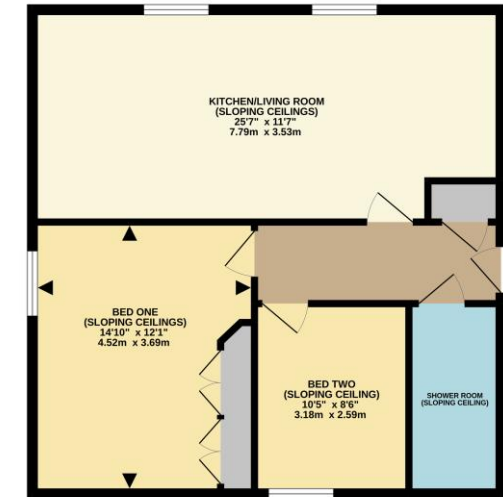
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Accommodation

Entrance hall
Kitchen/living room
Two double bedrooms
Shower room
One allocated parking space
Lease details as provided by the current owner:
125 years from 24th June 2016
Service charge £2,400 per annum and
Ground rent £250 per annum

All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in this document. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown on this plan are not shown unless they are guaranteed. See to the property in person for the details.
Made with Metaphor 10/2022



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