



Description

This is a spacious ground floor apartment conveniently placed for the town centre and Basingstoke's mainline railway station.

Upon entering the apartment, the hallway has two cupboards, one housing the hot water tank and the other for storage. At the end of the hallway, you have the twin aspect Living/kitchen area.

The living and kitchen area is open plan with French doors leading out to small Balcony. The kitchen is well equipped with integrated appliances including a gas hob, electric oven/grill, fridge/freezer, dishwasher and washer/drier.

There are two double bedrooms, with the master having an en-suite shower room and a fitted double wardrobe. There is a further bathroom and this has a shower over the bath.

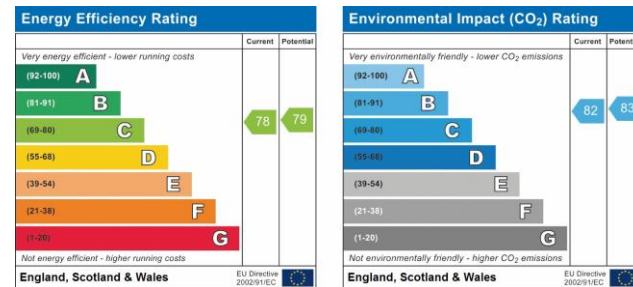
Externally there is an allocated parking space close by and the heating and hot water are provided by a gas fired boiler. There is no onward chain with this property.



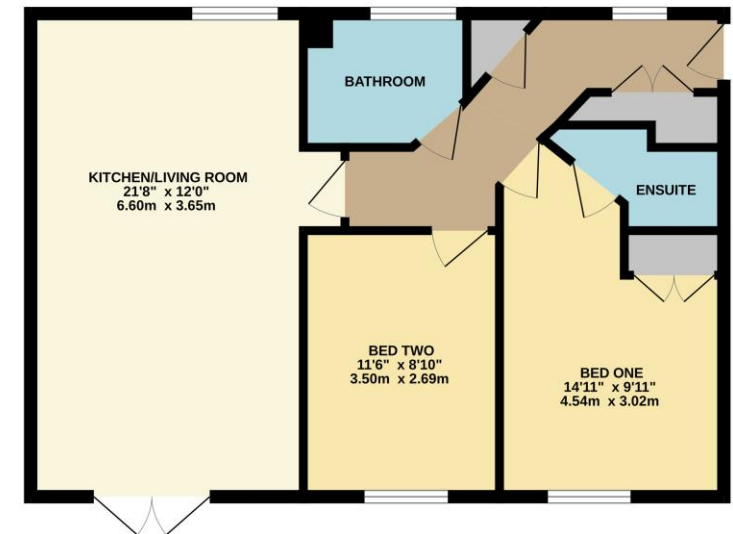
Accommodation

Two double bedrooms
En-suite shower room
Bathroom
Kitchen/living room
Integrated appliances
Allocated parking space
Walking distance to station
Lease details: The lease of 125 years started from 1st August 2011.
Service charge for 2025 £2,037.32 this will need to be verified.

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.



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA - 651 sq.ft. (60.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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