



# Sylvaner Court

Vyne Road Basingstoke RG21 5NZ

## Description

This spacious first floor apartment for over 55's has a lovely outlook over pretty gardens to the rear. It has a convenient location within walking distance of the Festival Place shopping centre and Basingstoke's mainline railway station.

Sylvaner Court has communal facilities including a resident's lounge and laundry room.

The accommodation comprises a large living room with a bay window looking down over the communal gardens, a kitchen with built-in appliances, two bedrooms and a bathroom that has a step-in bath with an electric shower over.

The property is available with no onward chain.



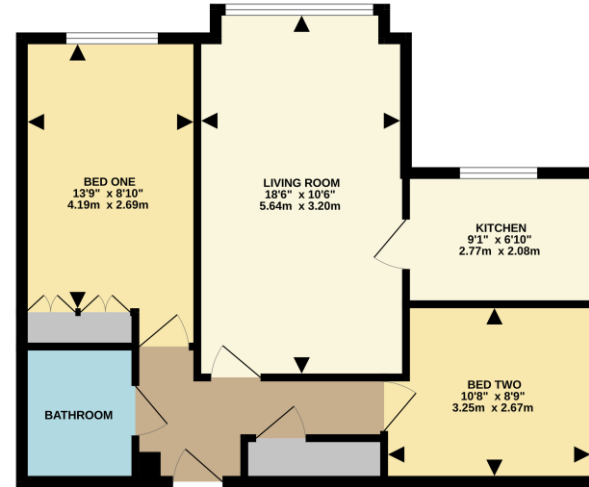
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## Accommodation

Hallway  
Living room  
Kitchen  
Two bedrooms  
Bathroom  
Communal gardens  
Residents lounge  
Leasehold – 99 years from 1990

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. 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.

FIRST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, Winkworth cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or availability. Call us today.



## Basingstoke Office

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