



Fernhill Place Sherfield Park Sherfield-On-Loddon Hook RG27 0SJ

Description

This modern top floor apartment comes furnished in the popular Sherfield Park area, situated on the north side of Basingstoke with great access to reading and Junction 6 of the M3 motorway. The property also has a good bus connection into Basingstoke's Town Centre and is within walking distance of local amenities.

The apartment has two double bedrooms – both including built in wardrobes, a spacious living/dining room and a fitted kitchen.

The property also has a large bathroom as well as a separate cloakroom, additional storage space off the hallway and Juliet Balcony's in the living/dining room and bedroom one.

There is an allocated parking space that comes with the apartment and residents have access to the enclosed communal garden.



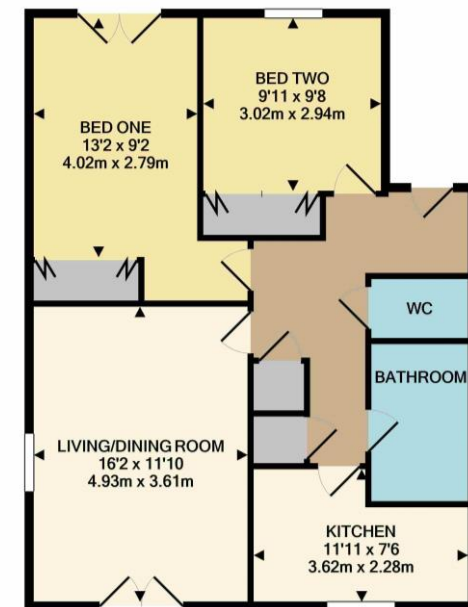
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Accommodation

- Part Furnished
- Two double bedrooms
- Living / dining room
- Fitted kitchen
- Bathroom
- Cloakroom
- Allocated parking space
- Communal Garden

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		
(69-80) C	73	79
(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 APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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