



18a London street Basingstoke
Hampshire RG21 7NT

Description

This spacious ground floor apartment is handily placed in the heart of Basingstoke's Old Town Centre just a short stroll from the mainline railway station and the 'Festival Place' shopping and leisure centre.

The kitchen has been fitted with light grey coloured, smooth finish units with soft closing doors and has integrated appliances including an oven, hob and hood, fridge and slimline dishwasher. There is also a utility cupboard with a washing machine. The living area is bright with a large ceiling skylight.

There are two bedrooms, a 'double' and a 'single' and both have built-in wardrobes. There are two stylish shower rooms with walk-in shower cubicle with dual shower heads and smart contemporary tiling.

Externally there is a partly enclosed courtyard area to the rear.

Please note that there is no allocated parking with this property.



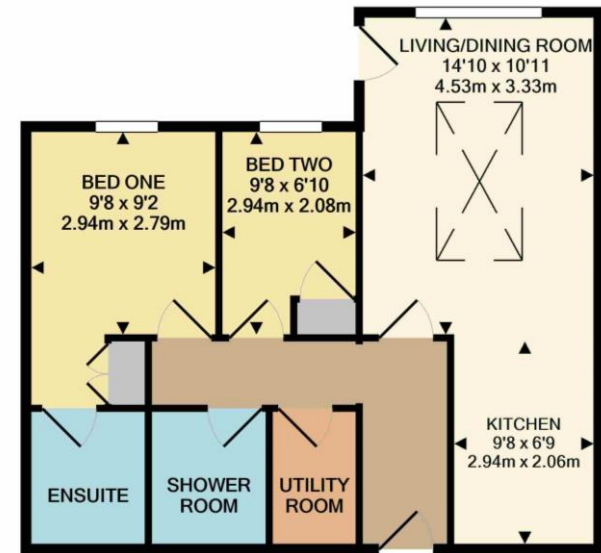
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Accommodation

Entrance hall
 Kitchen/living room
 Two bedrooms
 Two shower rooms
 Utility cupboard
 Courtyard
 Unfurnished

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 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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Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE
 01256 811730 | basingstoke@winkworth.co.uk

winkworth.co.uk/Basingstoke



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