



Melrose Walk

Basingstoke Hampshire RG24 9HQ

Description

This two bedroom first floor apartment offers a huge amount of space and has an impressive twin aspect open plan living space that is ideal for a contemporary lifestyle.

The property also has two double size bedrooms and one of these has an additional dressing room. The bathroom has a white suite with stylish wall tiling.

The property has gas fired central heating and there are unallocated parking spaces close by.

The property is sold leasehold with a 118 year lease starting from August 1994 (currently 91 years remaining).



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Accommodation

- Entrance hall
- Kitchen/living/dining room
- Two bedrooms
- Bathroom
- Unallocated parking

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.

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	80
(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: 791 sq.ft. (73.5 sq.m.) approx.
Detailed floor plans are available on request. Measurements of floor, ceiling, room and site areas are approximate and do not constitute a guarantee of accuracy. Measurements are taken to the best of our knowledge and belief. The actual area may vary. Measurements are taken to the best of our knowledge and belief. The actual area may vary.



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