



# New Road

Basingstoke RG21 7PR

## Description

This newly converted two bedroom, ground floor apartment has an enviable position just a short stroll from Basingstoke's mainline railway station (45 minutes into London Waterloo) and the Festival Place shopping and leisure centre.

Boasting a high and stylish specification, this spacious property is now ready for it's first occupier.

It has an open plan kitchen/living room set to the front, which is fitted with white 'high gloss' finish units and integrated appliances including an electric oven and hob, slimline dishwasher, washer/drier and fridge/freezer.

There are two double bedrooms to the rear and a luxurious shower room with a walk-in shower cubicle that has a dual function shower.

Parking is to the rear with one allocated space.



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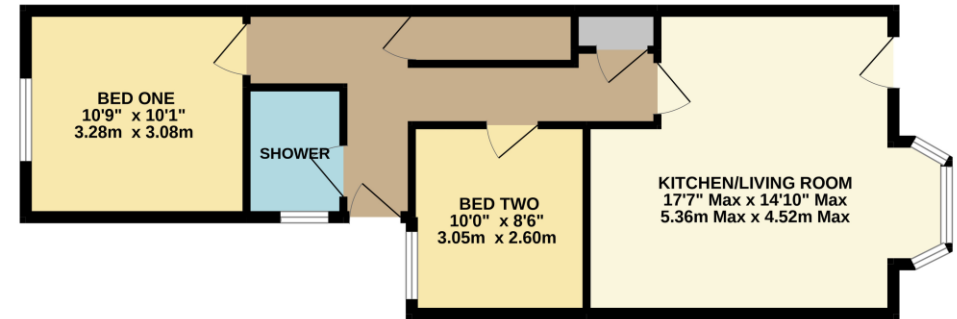
## Accommodation

Entrance hall  
Kitchen/living room  
Two bedrooms  
Shower room  
Allocated parking space  
Unfurnished

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

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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