



New Road

Basingstoke RG21 7PR

Description

This two bedroom first 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.

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 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.

AGENTS NOTE – please note that the landlord will require £25 per month to cover the cost of a shared water supply (there will be no other water bills to pay).



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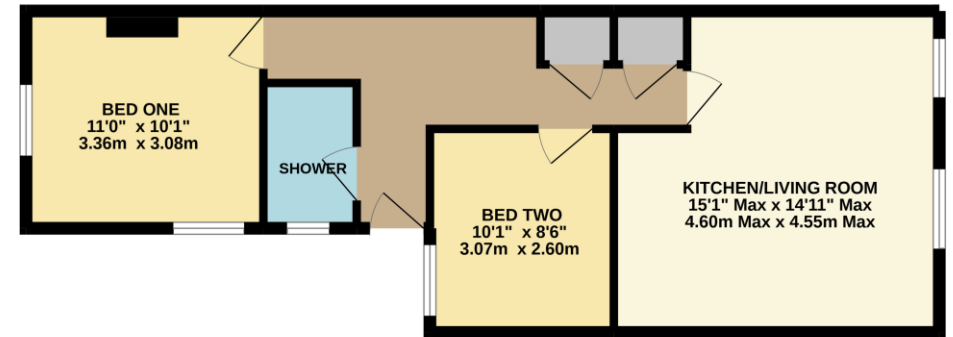
Accommodation

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

FIRST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 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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