



# St Catherine Road Basingstoke

Hampshire RG24 9XG

## Description

This is a large two bedroom first floor apartment with decent sized rooms throughout. It is an attractive first time purchase and, being conveniently located close to the North Hampshire Hospital, makes an ideal investment opportunity.

There is a twin aspect living room with a pleasant outlook over open space to the front and side. The kitchen is open plan and has wall and base mounted cupboards, a gas hob, electric oven and plumbing for a washing machine.

Both bedrooms are 'doubles' with the main one having an en-suite shower room. There is also a family bathroom.

The apartment benefits from gas fired central heating.

The property is leasehold with a 125 year term starting from the 1<sup>st</sup> January 2014. The service charge for 2021 is £239.74 and the ground rent for 2021 is £250.00



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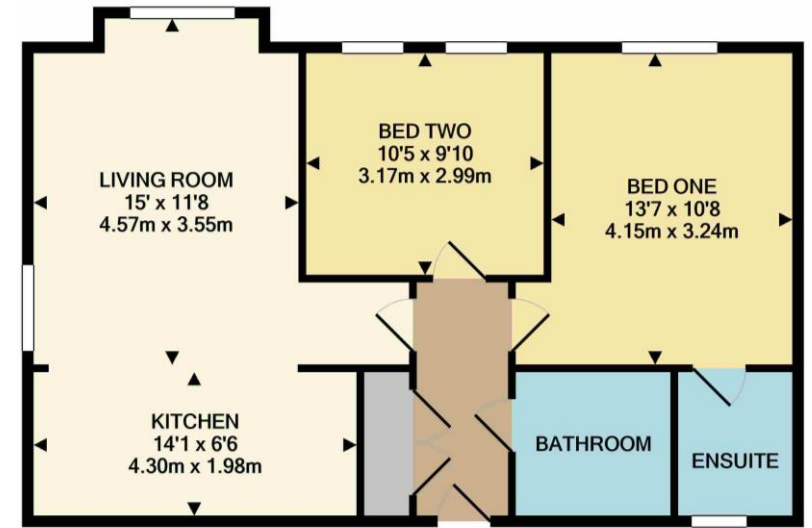


## Accommodation

- Entrance hall
- Living area
- Kitchen
- Two double bedrooms
- En-suite shower room
- Bathroom
- Allocated parking space
- Communal bike store

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 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

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