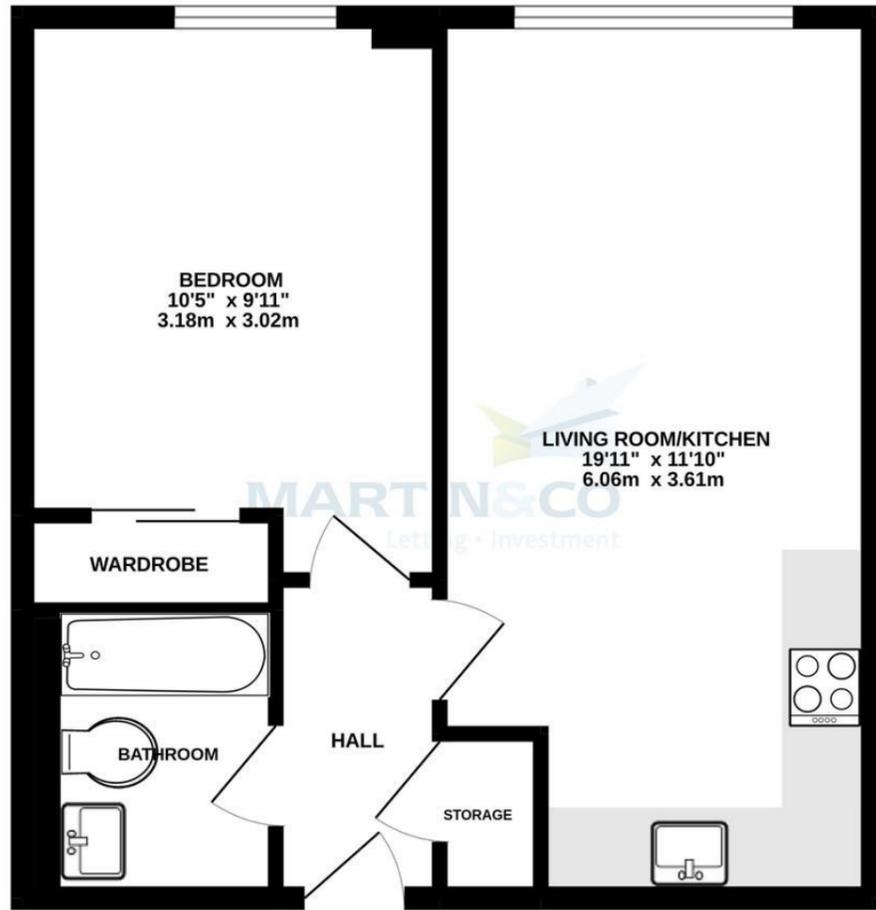


CHURCHILL PLACE



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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FOR SALE



Martin & Co Basingstoke

26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Churchill Place, Churchill Way, RG21 7EN

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £140,000





Churchill Place

Asking Price Of £140,000

- Offered to Cash Buyers
- Sold with Tenant in Situ
- Town Centre Location
- Kitchen with Integrated Appliances.
- Luxury Bathroom
- Bedroom with Build in Wardrobe
- Current rent is £950 per month

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Offered to cash investment buyers is this apartment located at Churchill Place. The property is located on the 5th floor and the kitchen comes with a full-size dishwasher and washer/dryer. The stunning development also boasts direct and private access for residents to the Festival Place. Sold with tenant in situ

COMMUNAL ENTRANCE Impressive and spacious entrance hall, lifts and stairs to apartment. The reception has a 24 hour concierge. There is a post room and door to communal grounds.

ENTRANCE HALL Wood effect flooring, video intercom entry system, down lights and door to airing cupboard.

LIVING ROOM/KITCHEN 19' 10" x 11' 10" (6.06m x 3.61m) Large feature double glazed window, wood effect flooring, electric heaters with individual control. The kitchen area has a full size fridge/freezer, integrated dishwasher, integrated washer/dryer, built in combination oven/microwave oven. There is a stainless steel sink unit with cupboard under, further range of matching cupboards and drawer unit.

BEDROOM 10' 5" x 9' 10" (3.18m x 3.02m) Double glazed windows, double wardrobe, carpet and electric heater

BATHROOM Enclosed bath with mixer taps and shower attachment with glass shower screen, low level W.C and vanity sink unit, part- tiled walls and towel radiator.



MATERIAL INFORMATION Council Tax Band: B
EPC Rating C

Tenure - Leasehold
Lease Length - 150 Years from 1/01/2019 (145 Years Remaining)

Current Ground Rent - £350
Ground Rent Provision - Reviewed every 10 years, in line with RPI.

Service Charge -Currently £2,233.86 (for a 6 month period)

Council Tax Band - B
Local Authority - Basingstoke and Deane

<https://www.basingstoke.gov.uk/rte.aspx?id=1429&Area=All%20wards%20which%20do%20not%20apply%20a%20parish%20preccept>

