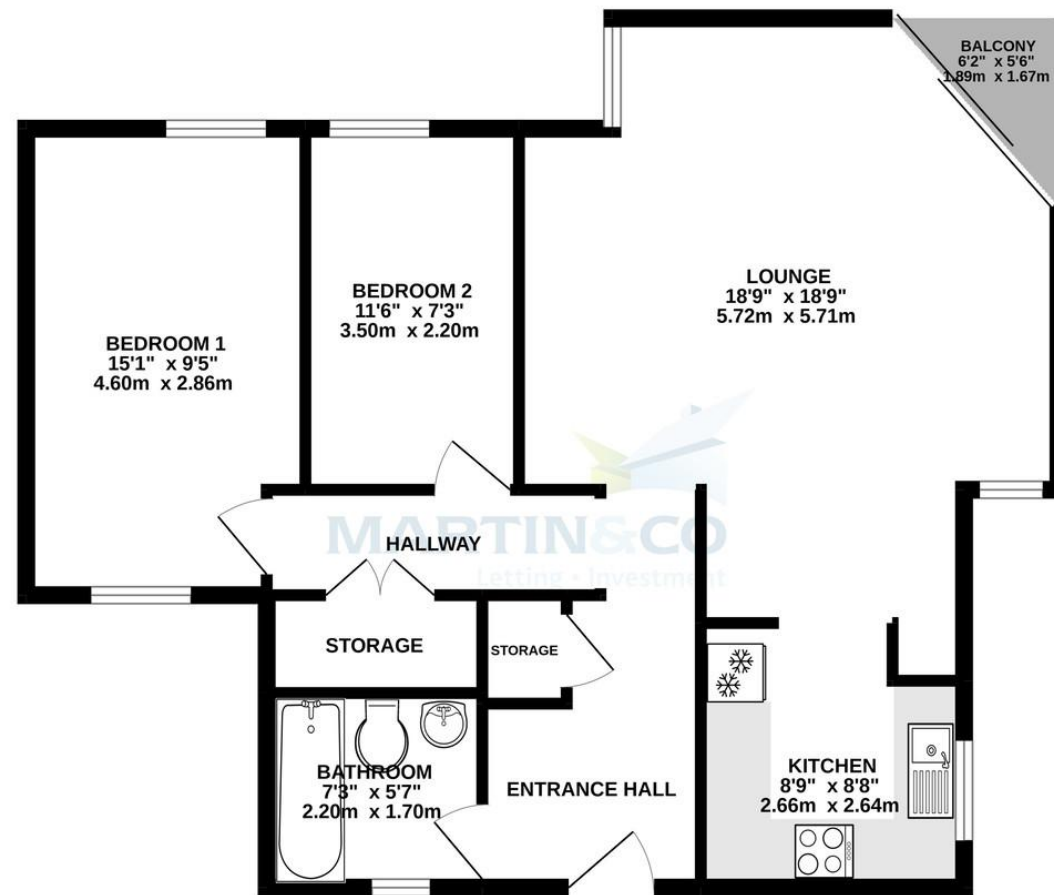


2ND FLOOR



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.



**South View Mews, Lefroy Avenue, RG21 5LB**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £220,000**





## South View

Asking Price Of £220,000

- New Lease to be Given
- Zero Ground Rent
- No Chain
- Two Bedrooms
- Large Living Room
- Balcony
- Gas Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Presenting an exceptional 2-bedroom top floor apartment for sale, strategically located in close proximity to the town centre and offered with the added advantage of no onward chain. This generously proportioned residence is ideal for first-time buyers, investors, and commuters alike.

Distinguishing itself as one of the more spacious designs within the building, this top-floor apartment offers versatile and expansive living spaces. Accessible through a dual entrance with a secure entry system, the property welcomes you with a large and inviting entrance hall complete with built-in storage. From here, doors lead to the well-appointed bathroom and into the spacious living room.

The living room, perfect for entertaining, impresses with its generous size and abundant natural light streaming in through windows on three sides. Additionally, there's a delightful balcony and a kitchen area that features ample space and plumbing for appliances, along with plenty of fitted units and countertop space.

Moving along the hallway, you'll find two very well-sized double bedrooms, both carpeted for comfort. Bedroom 1 boasts a dual aspect, offering views to both the front and the rear parking area. The bathroom, with a rear aspect window, is equipped with a white suite comprising a panel-enclosed bath with a shower over, WC, and wash hand basin.



Externally, the property features a private parking area discreetly situated at the rear of the building. The main building is accessible from both the front and rear, and communal bike sheds and bin storage add to the practicality. This apartment includes the valuable provision of 1 allocated parking space, with ample visitor spaces and convenient on-road parking in close proximity. This residence encapsulates both comfort and convenience in a sought-after location.

**HALL** Laminate floor, radiator, security access phone and two large storage cupboards.

**LOUNGE/DINING ROOM** 18' 9" x 18' 9" (5.72m x 5.71m) Triple aspect room with sliding doors to the balcony, laminate floor and radiator.

**KITCHEN** 8' 8" x 8' 8" (2.66m x 2.64m) Side aspect window, a range of eye and base level storage units with rolled edge work surfaces, four ring electric cooker with extractor hood over, fridge/freezer, plumbing and space for a washing machine and vinyl floor.

**BEDROOM ONE** 15' 1" x 9' 5" (4.6m x 2.86m) Front and rear aspect windows, laminate floor and radiator.

**BEDROOM TWO** 11' 6" x 7' 3" (3.50m x 2.20m) Front aspect window, laminate floor and radiator.



**BATHROOM** Bath, low-level WC, wash hand basin, side aspect window, laminate floor and towel radiator.

**OUTSIDE** To the rear of the property there is allocated parking for one car.

### MATERIAL INFORMATION

EPC - C

Council Tax Band B

A new lease will be done on completion with Nil ground rent with a 990 years lease from 13 September 2005  
Service charge £ 92.02 a month

