

TOTAL APPROX. FLOOR AREA 437 SQ.FT. (40.6 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  
Made with Metropix ©2016



**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.



**Town Centre**

**1 Bedroom, 1 Bathroom, Studio**

**Asking Price Of £145,000**



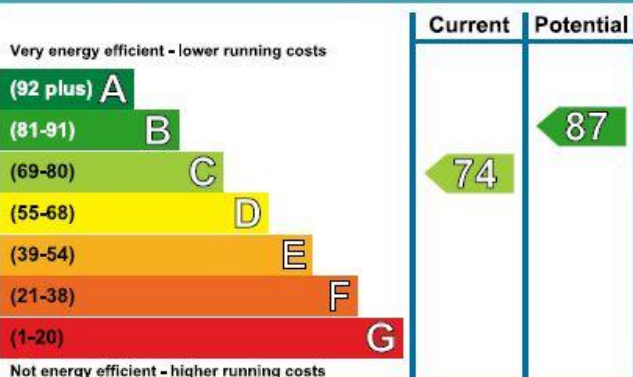


## Town Centre

Asking Price Of £145,000

- Large Open Plan Layout
- Fully Fitted Kitchen
- Large Bedroom Area
- Wood Flooring
- Shower Room
- Secure Parking
- NO ONWARD CHAIN

### Energy Efficiency Rating



A high specification first floor studio apartment which is centrally located in the heart of Basingstoke, with secure gated parking for one car.

The apartment comprises an open plan design incorporating a kitchen/dining area, living space, shower room and bedroom area with fitted wardrobes.

#### COVERED ENTRANCE

Communal door with individual letter boxes.

#### COMMUNAL HALLWAY

Stairs and lift, with a door at the rear which leads into the parking area.

#### FRONT DOOR TO

#### LIVING AREA 14' 3" x 13' 5" (4.3m x 4.1m)

There are six windows to the front and side of the living area making this a light and airy space. There is wood effect flooring and electric radiators.

#### KITCHEN AREA

Side aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring electric hob, washing machine, fridge, freezer and wood effect flooring.

#### BEDROOM AREA 10' 4" x 7' 7" (3.1m x 2.3m)

Side aspect window, double wardrobe and wood effect flooring.



**SHOWER ROOM** Enclosed shower cubicle, wash hand basin, low-level WC, towel radiator and laminate flooring.

**PARKING** There is secure undercroft parking with one allocated parking space.

#### MATERIAL INFORMATION

Tenure: Leasehold

#### LEASE DETAILS

150 years from 1 January 2005 (131 Years Remaining)  
Ground Rent £100 raising to £250 in 2030, and then doubles every 25 years for the remainder of the term

Service charge: £1,194.08 for the last 12 months

Council Tax Band: A

EPC Rating: C

