

1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 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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FOR SALE



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**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.



**Vyne Road, Basingstoke**

**2 Bedrooms, 1 Bathroom, Retirement Property**

**Asking Price Of £149,995**





## Vyne Road

Asking Price Of £149,995

- 1st Floor Retirement Property
- Large Living Room
- Separate Kitchen
- Two Bedrooms
- Luxury Bathroom
- Communal Gardens
- Over 55's

A first-floor west-facing apartment for those aged 55 and over, located in the sought-after Sylvaner Court. This two-bedroom apartment offers a delightful living experience with its charming outlook and access to various communal facilities.

Accommodation Details: Entrance Hall: Welcoming entryway leading to all rooms.

Refitted Shower Room: Modern and stylish bathroom room.

Double Bedroom: Spacious double bedroom featuring built in wardrobes.

Single Bedroom: Comfortable single bedroom, ideal for guests or as a study.

Lounge/Dining Room: Generous living space perfect for relaxation and dining.

Separate Kitchen: Well-appointed kitchen with ample storage and worktop space.

Additional Features:

Communal Gardens: Enjoy direct access to the beautifully maintained communal gardens.  
 Facilities: Benefit from the use of a communal laundry room, residents' lounge, and ample parking.  
 Pleasant Outlook: West-facing aspect offering a bright and airy atmosphere.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL Storage heater, emergency cord, smoke alarm, and large walk-in cupboard with hot water cylinder.

LIVING ROOM 18' 6" x 10' 6" (5.64m x 3.2m) Rear aspect double glazed window enjoying views over the communal garden, wall lights, TV/SAT points and storage heater

KITCHEN 9' 1" x 6' 10" (2.77m x 2.08m) Rear aspect double-glazed window. A Range of eye and base level units with worktops over, inset stainless double steel sink unit with mixer tap, built-in hob with extractor over, built-in double oven with cupboards tiled splashbacks. There is room for a freestanding large fridge freezer and plumbing and space for a washing machine and plumbing and space for a slimline dishwasher.

BEDROOM 1 13' 9" x 8' 10" (4.19m x 2.69m) Rear aspect double-glazed window, laminate flooring, storage heater and double built in wardrobe.

BEDROOM 2 10' 8" x 8' 9" (3.25m x 2.67m) Side aspect double-glazed window, laminate flooring, and storage heater.



BATHROOM Fully tiled walls, tiled flooring, step-in bath with an electric shower over, additional shower mixer, vanity sink with mixer taps, low-level W.C., mirror with lights, and extractor fan. There is also a wall heater and chrome towel radiator.

### MATERIAL INFORMATION

Council Tax Band D

EPC Rating

Lease Remaining - 65 Years (99 years from 25 June 1990)

Service Charges - £238 per calendar month

Ground Rent - £315 per year

AGENTS NOTE The development does not have a full-time warden but is monitored 24 hours accordingly. There is a manager for the development who overlooks the residents.

COMMUNAL AREAS The property enjoys generously sized and well- communal gardens around the development. There is also a communal laundry room, residents' lounge, and ample parking

