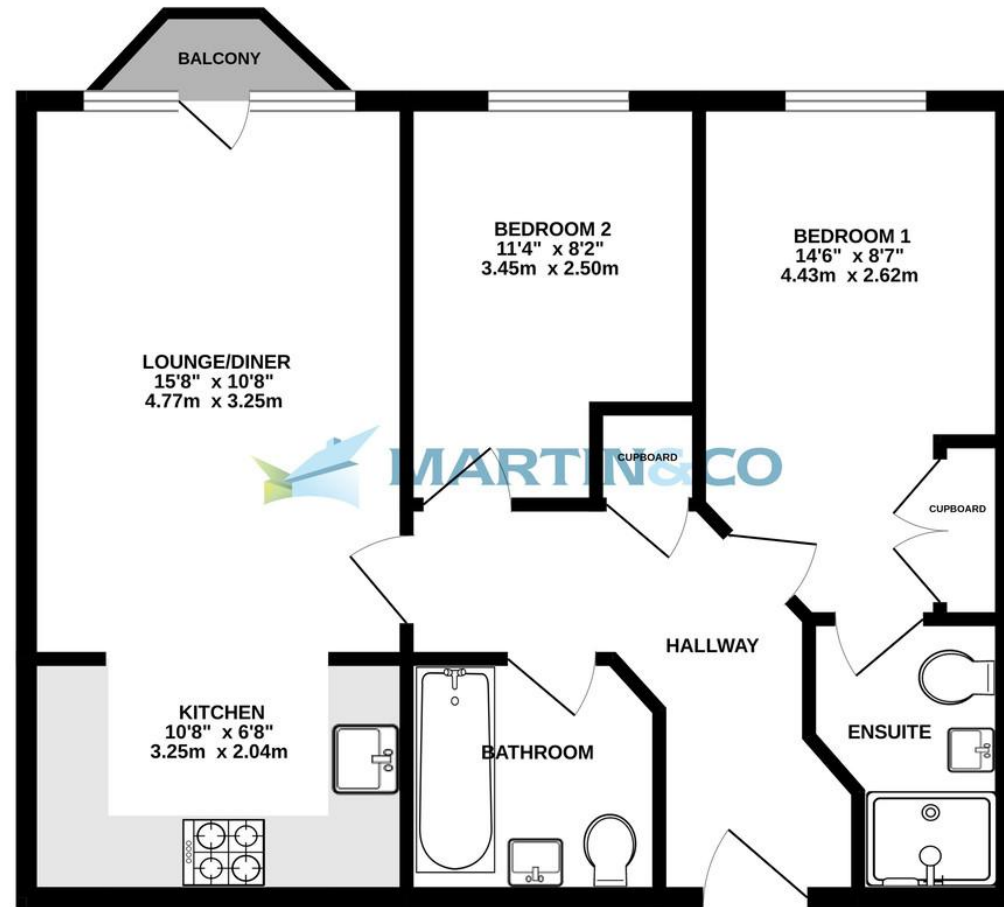


THIRD FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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**01256-859960**



**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.



**FOR SALE**

**Town Centre**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £185,000**





## Town Centre

Asking Price Of £185,000

- Town Centre
- Two Bedrooms
- Bathroom and En-Suite
- Open Plan Living with Balcony
- Kitchen with Appliances
- Allocated Parking for 1 Car
- NO ONWARD CHAIN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

A beautifully presented 2 bedroom third floor apartment located in the popular Winterthur Way development, just a short walk from Basingstoke town centre and train station.

Comprising two bedrooms, bathroom and en-suite shower room, open plan living area with balcony, kitchen area with appliances and allocated parking for 1 car.

**HALLWAY** Laminate floor, storage cupboard, electric radiator and airing cupboard.

**LIVING ROOM** 15' 7" x 10' 7" (4.77m x 3.25m) Front aspect window with door to the crescent shaped balcony, laminate floor and electric radiator.

**KITCHEN AREA** 10' 7" x 6' 8" (3.25m x 2.04m) A range of eye and base level storage units with rolled edge work surfaces, slimline dishwasher, washing machine, fridge/freezer, integrated oven, four ring electric hob and laminate floor.

**BEDROOM ONE** 14' 6" x 8' 7" (4.43m x 2.62m) Front aspect window with door to Juliette balcony, wardrobe, carpet and electric radiator.

**EN-SUITE SHOWER ROOM** Enclosed shower cubicle, low-level WC, wash hand basin, electric towel radiator and laminate floor.



**BEDROOM TWO** 11' 3" x 8' 2" (3.45m x 2.5m) Front aspect window, carpet and electric radiator.

**BATHROOM** Bath with shower over, low-level WC, wash hand basin, electric towel radiator and laminate floor.

**PARKING** Allocated parking for one car.

### MATERIAL INFORMATION

Tenure: Leasehold

Lease Details: 125 years from 1st March 2003, with 104 years remaining.

Service Charge: Approximately £2,639 per Year

Ground Rent: £175 per Year

Ground Rent Provisions: Ground Rent increases by £175 every 25 years. The next review date is 1st March 2028

Council Tax Band: C

Basingstoke and Deane

EPC Rating: B

