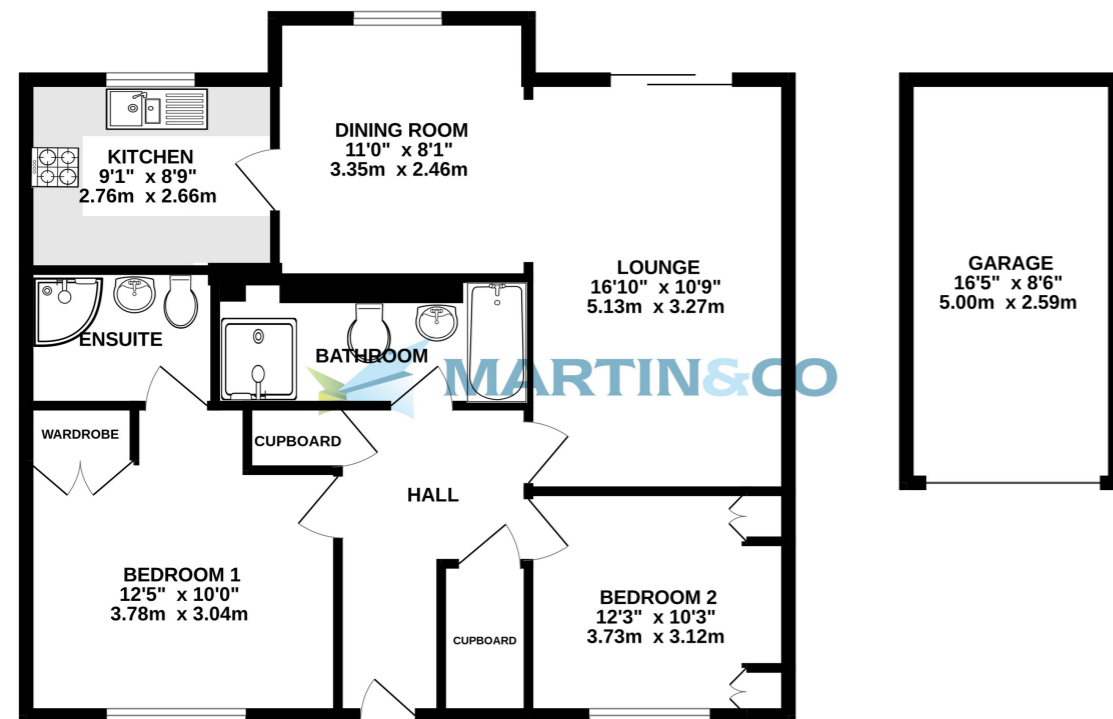


GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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FOR SALE



Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG
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01256-859960
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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.



Pyotts Court, Old Basing, RG24 8WT

2 Bedrooms, 2 Bathrooms, Ground Floor Flat

Asking Price Of £225,000





Old Basing

Asking Price Of £225,000

- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Well-Maintained Communal Gardens
- Single Garage
- Gas Central Heating & Double Glazing

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A spacious two-bedroom ground floor apartment with garage, set in the sought-after village of Old Basing. Features include an open-plan lounge/diner, modern kitchen, en-suite, and well-kept communal gardens. Offered to the market with no onward chain.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL Accessed via a covered entrance porch, the front door opens into a long hallway finished with wood-effect flooring and neutral décor. The space includes a radiator, ceiling light fitting, and a useful built-in storage cupboard, with access to all main rooms.

LOUNGE 16' 9" x 10' 8" (5.13m x 3.27m) A spacious dual-aspect living and dining room with a large double-glazed window to the side and patio doors opening directly onto the communal garden. The room features wood-effect flooring, two radiators, ceiling light fittings, and a central feature fireplace. A bright and versatile space ideal for relaxing or entertaining

DINING ROOM 11' 0" x 8' 1" (3.35m x 2.46m) Forming part of the open-plan living space, the dining area enjoys a rear aspect window overlooking the communal gardens and features wood-effect flooring, radiator, and ceiling light fitting. There is direct access to the kitchen

KITCHEN 9' 1" x 8' 9" (2.77m x 2.67m) A bright and well-proportioned kitchen enjoying a rear aspect with views over the communal gardens. The room is fitted



with an extensive range of matching wall and base units with contrasting work surfaces, tiled splashbacks, and tiled flooring throughout. There is a white ceramic one-and-a-half bowl sink with drainer and mixer tap, a built-in double oven, gas hob with extractor hood, and integrated fridge/freezer. A washing machine is also included, while the wall-mounted boiler is neatly housed to one corner. The layout provides excellent preparation space and good storage.

BEDROOM ONE 12' 5" x 10' 3" (3.78m x 3.126m) A well-proportioned front-aspect double bedroom with a large window providing excellent natural light. The room includes a fitted double wardrobe, radiator, and carpet flooring. There is generous space for additional bedroom furniture, offering a comfortable and welcoming principal bedroom

ENSUITE SHOWER ROOM A modern en-suite fitted with a corner shower cubicle with sliding glass doors, pedestal wash hand basin with mixer tap, and low-level WC. The room is finished with part-tiled walls, tiled flooring, large wall mirror, and a chrome heated towel rail.

BEDROOM TWO 12' 1" x 10' 3" (3.7m x 3.125m) A spacious front-aspect double bedroom featuring an extensive range of built-in wardrobes and overhead storage, providing excellent fitted space. The room



benefits from carpet flooring, radiator, ceiling light fitting, and a double-glazed window

BATH/SHOWER ROOM A well-sized bathroom fitted with a panelled bath, separate shower cubicle, pedestal wash hand basin, and low-level WC. The room features tiled flooring, part-tiled walls, radiator, wall mirror, and extractor fan.

OUTSIDE All external areas are communal, including the lawns, pathways, and patio area immediately outside the lounge, which provides a pleasant shared space overlooking the gardens. The development is well maintained, with mature planting and seating areas for residents to enjoy. The property also benefits from a single garage with up-and-over door, and there is shared visitor parking available within the development.

KEY FACTS FOR BUYERS

Council Tax Band: C
Local Authority: Basingstoke and Deane
EPC C
Tenure: Leasehold
99 years (less 3 days) from 24 June 1988
Ground Rent £225 per year (25/06/25 to 24/06/26) Next Review due 2054
Service charge £1319.96 (01/10/25 to 30/09/26)

