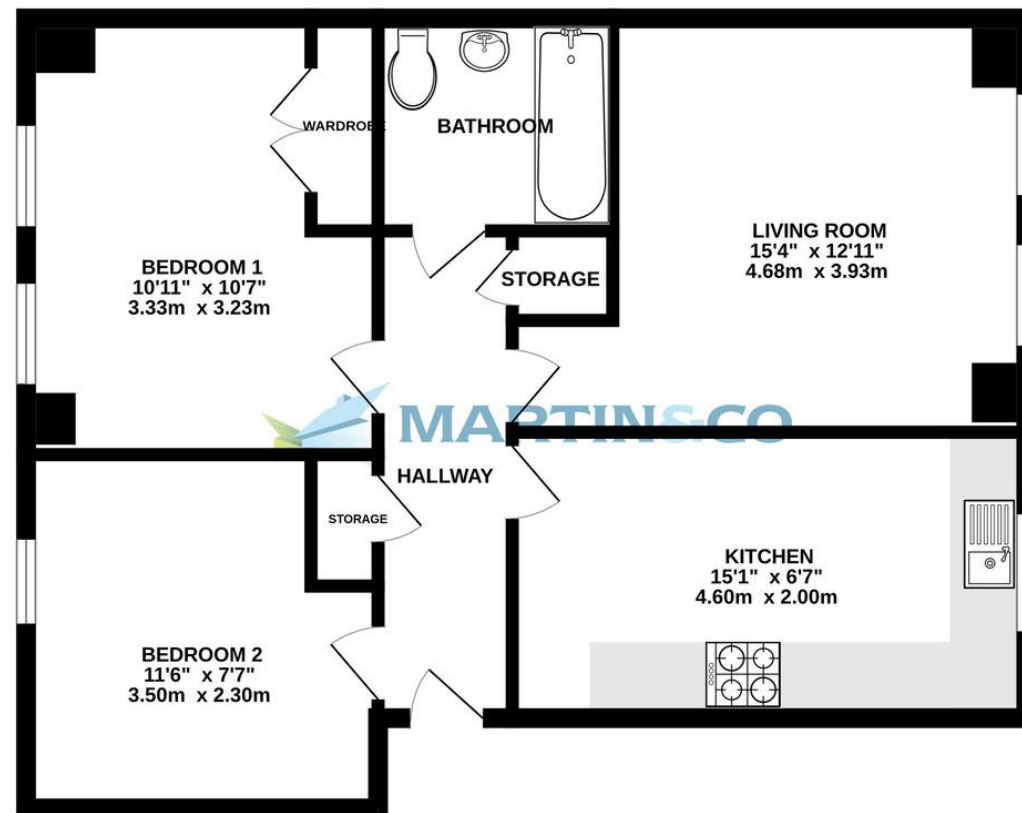


GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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  
T: 01256-859960 • E: basingstoke@martinco.com <http://www.martinco.com>

**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.



**Britannia Drive, Beggarwood, RG22 4FN**

**2 Bedrooms, 1 Bathroom, Ground Floor Flat**

**Asking Price Of £199,950**







Beggarwood

Asking Price Of £199,950

- Freshly Redecorated Throughout
- Brand New Carpets
- Two Double Bedrooms
- Built In Wardrobe To Main Bedroom
- Modern Fitted Kitchen
- Two Allocated Parking Spaces Side By Side
- Offered With No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Freshly redecorated two double bedroom apartment with new carpets, open plan living space, modern fitted kitchen and three piece bathroom. Two allocated parking spaces side by side, rear aspect bedrooms, built in wardrobe to main bedroom and offered to the market with no onward chain.

COMMUNAL FRONT DOOR TO COMMUNAL ENTRANCE HALL

COMMUNAL ENTRANCE HALL Lockable storage cupboard with electric meter.

ENTRANCE HALL The front door opens into a central hallway providing access to all rooms. Finished with fitted carpet and neutral décor, the space is well arranged and practical in layout. A wall-mounted intercom system provides secure entry control, while a radiator supplies heating to this area. Two useful storage cupboards are positioned off the hallway, one fitted with shelving and the other housing plumbing, offering excellent additional storage. Ceiling lighting and a smoke alarm are installed, and internal doors lead through to the living accommodation and bathroom.

KITCHEN 15' 1" x 6' 7" (4.6m x 2.01m) The kitchen is fitted with a range of matching wall and base units providing good storage, with coordinated work surfaces and part-tiled splashbacks. There is a front aspect uPVC double glazed window above the sink, allowing good light into the room.



Fitted appliances include a built-in electric oven and a four-ring gas hob. The sink unit is fitted with mixer tap and single drainer, with cupboard storage below. There is designated space and plumbing for a washing machine, along with space for a fridge freezer.

Additional features include a wall-mounted gas boiler discreetly housed within a cupboard, radiator for heating, ceiling lighting, and a practical galley-style layout providing excellent preparation and working space.

LIVING ROOM 15' 4" x 12' 11" (4.67m x 3.94m) The living room is a well proportioned reception room finished with fitted carpet and neutral décor, providing a versatile space for both seating and dining arrangements. Two front aspect uPVC double glazed windows together with a further side aspect window allow good natural light into the room.

A radiator provides heating, while ceiling lighting is fitted. The layout offers clearly defined areas for living and dining furniture, making this a comfortable and practical main reception room.

BEDROOM 1 10' 11" x 10' 7" (3.33m x 3.23m) The bedroom is finished with fitted carpet and neutral décor, providing a comfortable and practical sleeping space. Two rear aspect uPVC double-glazed windows allow good natural light into the room. There is a built-in wardrobe offering useful hanging and storage space, along with a radiator providing heating.

BEDROOM 2 11' 6" x 7' 7" (3.51m x 2.31m) Bedroom two is finished with fitted carpet and neutral décor, making it suitable for use as a second bedroom, guest room, or home office. A rear aspect uPVC double glazed window provides light into the room. A radiator provides heating and ceiling lighting is fitted.



BATHROOM The bathroom is fitted with a three piece suite comprising a panelled enclosed bath with mixer taps and shower over with glass shower screen, pedestal wash hand basin, and low level W.C.The room features part-tiled walls with decorative border, patterned tiled flooring, a wall-mounted mirror cabinet, a shaver point, and a radiator providing heating.

PARKING The property benefits from two allocated parking spaces positioned side by side.

Key Facts for Buyers Council Tax Band: C  
Local Authority: Basingstoke and Deane  
EPC Rating: C  
Tenure: Leasehold

Lease Details:  
150 years from 1st January 2002 – approximately 126 years remaining.

Service Charge:  
£2,168.63 for the period 1st January 2026 to 31st December 2026.  
Ground Rent:  
£200 per annum, reviewed every 10 years in line with RPI.  
Next review date: 1st January 2032.

Parking:  
Two allocated parking spaces are positioned side by side.