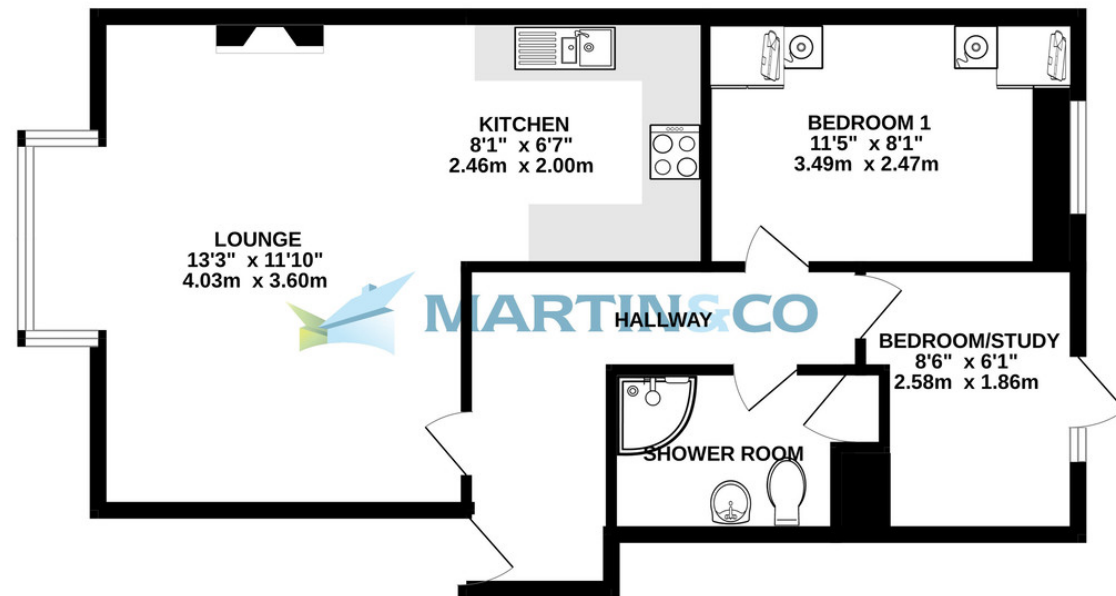


GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.6 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

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<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.



Premier Court, Mill Close, Sherfield-on-Loddon, RG27 0AQ

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £215,000





Sherfield-on-Loddon

Asking Price Of £215,000

- Ground-Floor Apartment
- Lounge With Bay Window And Electric Fire
- Direct Courtyard Access From Bedroom Two
- Long Lease With No Ground Rent
- Allocated Parking Space
- Village Location
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	73 C
39-54	E		
21-38	F		
1-20	G		

This well-presented ground-floor apartment is accessed via a secure communal entrance with intercom system and offers a practical layout with electric heating throughout. The accommodation includes an entrance hall, a bright lounge with bay window and electric fire, and a fitted kitchen with space for appliances. Bedroom one benefits from extensive fitted storage, while the second bedroom or study provides flexible use and direct access to the communal courtyard area.

The shower room is fitted with a modern electric shower and includes an airing cupboard housing the hot water tank. Externally, the property benefits from allocated parking for one car and use of the communal paved courtyard. The apartment is offered with a long lease, no ground rent, and would suit a range of buyers including owner-occupiers and investors.

ENTRANCE HALL Accessed via the front door, the entrance hall features light wood-effect laminate flooring and white painted walls with a decorative mosaic border. The space is fitted with two ceiling pendant lights, a wall-mounted electric radiator, and a ceiling-mounted smoke alarm. Additional features include a wall-mounted fuse box, Intercom entry system

COMMUNAL FRONT DOOR with intercom

LOUNGE 13' 3" x 11' 10" (4.04m x 3.61m) A bright and well-proportioned reception room featuring a front aspect UPVC bay window allowing good natural light into the space. The room is finished with laminate flooring, white painted walls with a grey feature wall, and a white painted ceiling with coving. Further features include a wall-mounted electric radiator, multiple power sockets, TV and BT points, and a



central fireplace with stone surround and brushed steel electric fire. A glazed internal door adds light and character, making this a comfortable and practical main living area. Arch to kitchen

KITCHEN 8' 1" x 6' 7" (2.46m x 2.01m) The fitted kitchen is arranged with a range of eye and base level units in a light wood laminate with aluminium handles, set beneath black stone-effect work surfaces. The layout includes a four-ring induction hob with extractor above, single oven, and a white double sink with chrome mixer tap. There is space provided for a fridge freezer and space and plumbing for a washing machine. Finished with black and white ceramic tiled splashbacks, white marble-effect ceramic floor tiles with mosaic detailing, ceiling coving, and a ceiling pendant light, the kitchen offers a practical and well-organised workspace.

BEDROOM 1 11' 5" x 8' 1" (3.48m x 2.46m) A well-proportioned double bedroom featuring a rear aspect UPVC window with fitted Venetian blind, allowing natural light into the room. The space is finished with carpeted flooring, white painted walls and a ceiling with coving. Further benefits include a wall-mounted electric radiator and an extensive range of fitted storage, comprising wardrobes with hanging rails and shelving, chest of drawers, overhead storage and a built-in desk area, maximising both storage and functionality.

BEDROOM 2 8' 6" x 6' 1" (2.59m x 1.85m) A flexible second bedroom or study with laminate flooring and white painted walls with ceiling coving. A rear aspect UPVC door that provides direct access to the communal courtyard. The room also includes a wall-mounted electric radiator, a fitted desk



with wall shelving, a storage cupboard, and power points

SHOWER ROOM The shower room is fitted with a curved corner shower enclosure with electric shower, low-level WC and a wash hand basin set into a vanity unit with storage below. The room also features an electric heated towel rail, tiled walls with decorative mosaic detailing, and marble-effect tiled flooring. A wall-mounted extractor fan and ceiling light are in place. An airing cupboard is located within the shower room, housing the hot water tank and associated pipework, providing additional practical storage.

PARKING Allocated parking for one car.

COMMUNAL AREA The property benefits from direct access to a communal paved courtyard area-ideal for outdoor seating, potted plants, or simply enjoying a bit of fresh air in a well-maintained shared space.

AREA Situated in the desirable village of Sherfield-on-Loddon, this ground floor apartment enjoys a peaceful yet well-connected setting. The village offers a traditional community feel with a local convenience store, charming public houses, a village hall, and a historic church-all just a short walk away. Residents also benefit from access to scenic countryside walks and green spaces ideal for outdoor leisure.

For broader amenities, Basingstoke is within easy reach and provides a comprehensive range of shopping, dining, and recreational options. The town also offers a mainline railway station with fast services to London Waterloo in approximately 45 minutes. Excellent road links via the M3 and M4 ensure straightforward access to London, Reading, and the South Coast.

KEY FACTS FOR BUYERS Tenure: Leasehold
Lease Term: 999 years from 1st January 2024
Ground Rent: £0 (or peppercorn)
Current Service Charge: £1200 per annum (subject to annual review) 01.01.2026 to 31.12.2026
EPC Rating: D (Score: 62) – with potential to improve to Score: 73
Council Tax Band: B
Local Authority: Basingstoke and Deane Borough Council