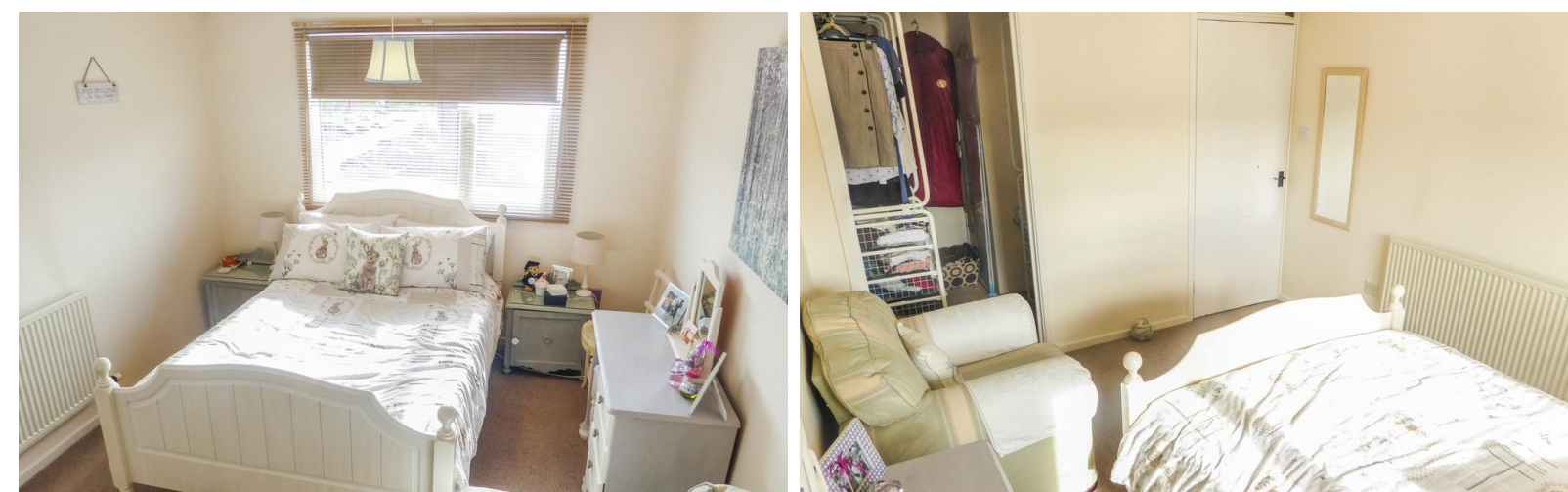


TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Lundy Close, Basingstoke, RG24 9AH

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £129,500

Martin & Co Basingstoke

26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



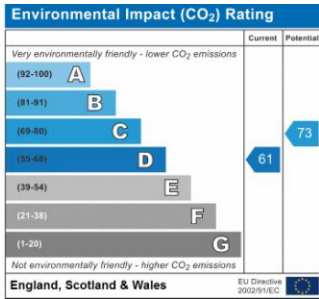
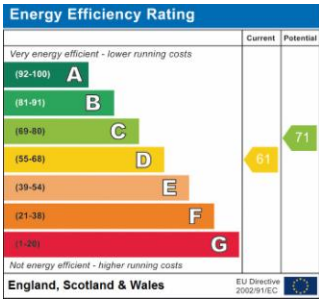
Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision





Popley
Asking Price Of £129,500

- First Floor Apartment
- 13'6 Lounge
- 11'11 Kitchen
- 12'1 Bedroom with Walk-in Wardrobe
- Gas Central Heating
- Double Glazing
- Long Lease



A large purpose built first floor apartment which offers large spacious living accommodation, plenty of storage and a bedroom with a walk-in wardrobe which is very usual in a property of this price. There is a good size kitchen and gas central heating

Stairs to

DOUBLE GLAZED DOOR

ENTRANCE HALL Storage cupboard housing electric and gas meters and fuses, access to loft via hatch, two further storage cupboards. There is also the thermostat control for central heating.

KITCHEN 11' 11" x 7' 8" (3.62m x 2.33m) Front aspect double glazed window, kitchen comprises of a stainless steel sink unit with single drainer with cupboard under, further range of wall and base units of cupboards and drawers. There is a built in cooker with gas hob, space for free standing fridge/freezer, spaces for tumble dryer, dishwasher and washing machine. There is a walk mounted gas boiler, radiator and airing cupboard with foam dipped tank and shelving.

LOUNGE 13' 6" x 12' 2" (4.11m x 3.7m) Rear aspect double glazed window phone point and radiator

BEDROOM 12' 1" x 10' 2" (3.69m x 3.10m) Rear aspect double glazed window, radiator and arch to



WALK IN WARDROBE 6'0" x 6' 4" (1.82m x 1.92m) With light.

BATHROOM Double glazed window. Bath with retractable shower screen and electric shower, low level W.C, vanity wash hand basin, radiator and tiled walls.

OUTSIDE Small storage shed by front door.

LEASE DETAILS 125 Years From 27 June 1994 (therefore 100 years remaining)

Ground Rent £10 per year

Service Charge ending March 2019 was £213.48 for the year (which is £17.79 per month) which includes maintenance and service charges and building insurance

PARKING Available on a first come, first served basis.

