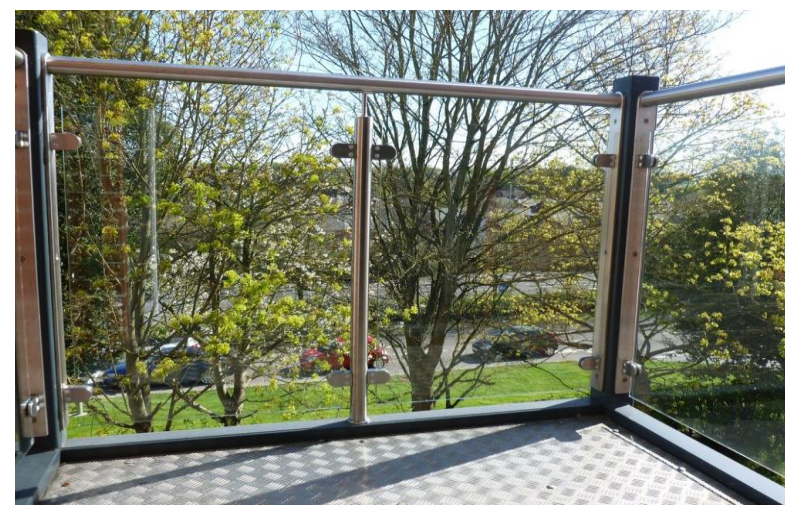


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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**FOR SALE**



**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



**Sinclair Drive, Basingstoke, RG21 6AF**

**2 Bedrooms, 2 Bathrooms, Top Floor Apartment**

**Asking Price Of £205,000**



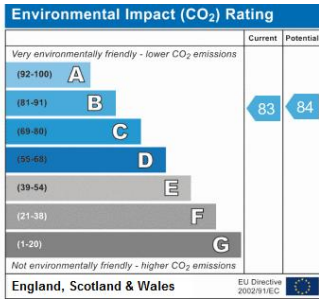
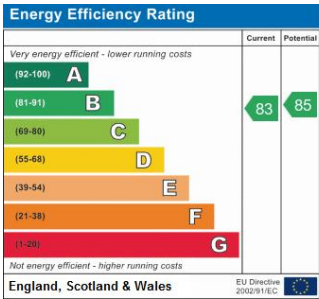




## Sinclair Drive

Asking Price Of £205,000

- Two Double Bedrooms
- Good Size Lounge/Kitchen
- En-Suite to Master
- Family Bathroom
- Gas Central Heating
- Balcony
- Allocated Parking
- New Boiler Added Dec 2019



A top floor apartment which is offered in excellent condition throughout. There is a master bedroom with en-suite open plan living room. The property has gas central heating, double glazing and there is a balcony. No Chain

COMMUNAL FRONT DOOR Intercom

COMMUNAL HALLWAY Door to rear access which leads to the parking. Individual post boxes.

ENTRANCE HALL Carpet, storage cupboard, airing cupboard and radiator.

LOUNGE/DINING ROOM 14' 11" x 13' 8" (4.5m x 4.2m) Front aspect doors to the balcony, carpet and radiator.

KITCHEN AREA 12' 1" x 6' 10" (3.7m x 2.1m) Side aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, fridge/freezer, washing machine, dishwasher and laminate floor.

BEDROOM 1 14' 7" x 10' 0" (4.5m x 3.0m) Front aspect window, double wardrobe, carpet, radiator and door to the en-suite.

EN-SUITE SHOWER ROOM Double width shower, low-level WC, wash hand basin, vinyl floor and fully tiled walls



BEDROOM 2 11' 7" x 8' 8" (3.5m x 2.7m) Front aspect window, carpet and radiator

BATHROOM Side aspect window, bath with shower over, low-level WC, wash hand basin, radiator, vinyl floor and fully tiled walls.

PARKING Allocated parking for one car, plus visitor parking

LEASE DETAILS 150 Years from 01/01/2009

Ground Rent £150 Per Year

Service Charge to 30/06/2020 £1279.39

