



**Sinclair Drive, Basingstoke, Hampshire, RG21 6AG**

**£78,600**

This apartment offered by Loddon Properties presents a wonderful opportunity with its one-bedroom layout available on the shared ownership scheme. As you step into the property, you are greeted by a spacious entrance hall adorned with convenient built-in storage solutions. The bathroom offers a relaxing space with a thermostatic shower over the bath, perfect for unwinding after a long day. The sizeable double bedroom provides a comfortable retreat for rest and relaxation. Moving into the heart of the apartment, the open plan living and kitchen area seamlessly blend together, creating a versatile living space. The kitchen area is well-equipped with integrated oven/hob and fridge/freezer, ensuring convenience in your daily culinary activities. A standout feature of this property is the south-facing balcony attached to the living area, inviting natural light and a charming outdoor space into the home. Parking is a breeze with allocated parking provided for residents, along with ample off-road parking for visitors, ensuring convenience for you and your guests. Situated in Sinclair Drive, this property boasts a prime location within walking distance to the town centre and the picturesque King George V Playing Fields. Additionally, you'll find Festival Place shopping center nearby, offering a diverse selection of shopping and recreational amenities. The mainline railway station, with regular services to London Waterloo in just 47 minutes, enhances the connectivity of this location. For commuters, the M3 motorway is conveniently located just south of Basingstoke, offering quick access to London and other parts of the South. This property is available on the Shared Ownership scheme, with a 40% share available for purchase, making homeownership more attainable. Further details of the property include: - Full Market Value: £196,500 - Monthly Rent on 40% Share: £287.19 - Minimum Share % for Sale: 40% - £78,600 - Tenure: Leasehold: with 84 years remaining - EPC Rating: B - Council Tax Band: B - Monthly Service Charges: £115.23 This home presents a blend of comfort, convenience, and affordability, making it a desirable choice for those looking to step onto the property ladder or invest in a well-located residence. Call now for your private viewing appointment!





- ONE BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- MODERN THROUGHOUT
- SOUTH FACING BALCONY
- INTEGRATED APPLIANCES
- SHARED OWNERSHIP OF 40%
- FITTED WARDROBES
- BATHROOM WITH SHOWER OVER BATH
- ALLOCATED PARKING AND PLENTY OF VISITOR PARKING
- CLOSE TO TOWN CENTRE & LOCAL AMENITIES



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Ground Floor



All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.

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