



**Coppice Pale, Basingstoke, Hampshire, RG24  
8JU**

**Offers Over £210,000**



Step into luxury with this stunning two-bedroom top-floor apartment, available now in the desirable Chineham area. Homes of this caliber are a rare gem! Enjoy a spacious and bright ambiance with a light-filled, expansive lounge/diner that's perfect for relaxation or entertaining. The modern kitchen is fully fitted with top-notch appliances, including a sleek new gas hob, electric oven and dishwasher. Two generous bedrooms come with built-in wardrobes, ensuring ample storage space and newly fitted blinds. The master suite boasts a luxurious en-suite shower room, elevating your comfort. Livingroom french doors open to a charming Juliet balcony. Additionally, this property is quite unique, having a mostly boarded attic for your storage and all of the newly fitted blinds in the bedrooms and bathroom will remain, along with the large mirrors in the bathrooms. The flooring in the livingroom/diner and kitchen is newly fitted. Parking is made easy with private allocated parking in the courtyard, with ample visitor parking, and additional on-street parking is available. Positioned in a prime location, this apartment is nestled in a thriving community complete with local amenities, a play park, shopping centre, medical services, and top-rated schools. It's just a short drive to Basingstoke town centre, offering premium shopping, dining, and entertainment options. Commuter friendly with quick access to the M3 & M4, plus fast trains to London Waterloo in approximately 45 minutes. This is more than an apartment; it's a lifestyle waiting for you. Contact us now for your viewing appointment and make this dream home yours! Tenure: Leasehold 130 Years remaining on the lease. Service charges: £1,675.86 PA Ground rent: 169.50 PA EPC rating: C Council Tax Band: C





- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE
- OPEN PLAN LIVING
- NEW BLINDS INCLUDED
- LOFT ACCESS
- ALLOCATED PARKING
- SOUGHT AFTER AREA
- CLOSE TO LOCAL AMENITIES





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



## Ground Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.2 sq. feet)

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.

LODDON PROPERTIES

TEL: 01256 808 454

Chineham Shopping Centre Reading Road Chineham Basingstoke Hampshire

RG24 8BQ

info@loddonproperties.com

www.loddonproperties.com