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Sinclair Drive, Basingstoke

Guide price £225,000

**BELVOIR!**



### **PROPERTY:**

Modern ground floor apartment with spacious rooms and small balcony situated in Sinclair Drive, a modern and carefully designed development close to the station and town centre. The property has many features including a stylish and modern double aspect kitchen/lounge/diner, together two double bedrooms, bathroom, en-suite shower room and storage. The property has the additional benefit of a parking space.

### **ACCOMMODATION:**

This apartment features two bedrooms, providing ample space for modern living. The two bathrooms include an en-suite for added convenience as well as a separate bathroom. The double aspect windows in the kitchen/lounge diner provide a good amount of natural light. The property is located very close to the station and Festival Place which is served via a network of footpaths directly available from the development. There is an allocated parking space.

### **LOCATION:**

Residents of the Sinclair Drive Development benefit from excellent transport links, with easy access to major road networks and public transportation options within 5-10 minutes walk, ensuring seamless connectivity to the surrounding areas. The local area also offers convenient amenities including Crown Heights Medical Centre, The Anvil Theatre, Festival Place shopping centre and many other town centre amenities.

**TENURE:** Leasehold

**SERVICE CHARGE:** £2100 per annum

**GROUND RENT:** £190 per annum

**LEASE:** 125 years from 2010.

**LOCAL AUTHORITY:** Basingstoke and Deane

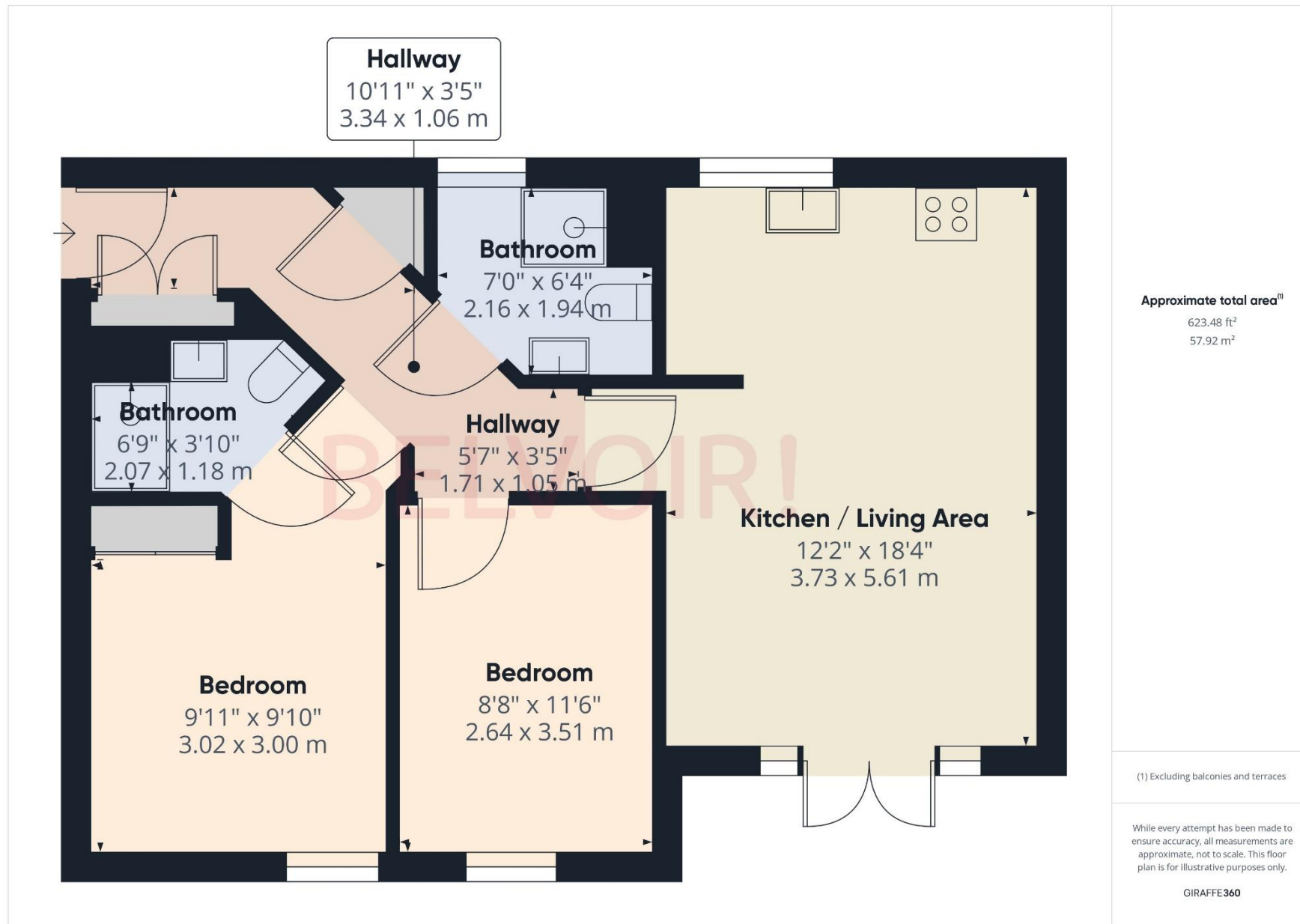
**COUNCIL TAX:** Band C

**EPC:** C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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