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Chailey Court, Town Centre, Basingstoke

Guide price £290,000

BELVOIR!



Key Features

- > Very spacious (874 sq ft) luxury apartment
- > Prominent town centre position with elevated views
- > Two excellent double bedrooms
- > En-suite to main bedroom
- > Separate bathroom
- > Stunning open plan (26' x 16') kitchen/living room
- > Good hallway storage
- > Lift to all floors
- > High specification fittings
- > Garage with ample additional storage and separate store room (private for this property) with electronic roller doors.
- > Tenure: Leasehold



PROPERTY

Offered with no onward chain a luxurious and exceptionally spacious two-bedroom apartment, situated on the second floor of a modern, stylish conversion of a former office building. This impressive apartment features a private garage and an excellent external storage unit, providing ample space and convenience. Perfectly located within walking distance of both the town centre and the railway station.

Situated within a development skilfully created by Messrs Bargate Homes, a developer renowned for superior design and high specification finishes is this exceptionally spacious two-bedroom apartment. Converted in 2015 from a former office building, the property is enhanced by tall ceilings, elevated views, and abundant natural light. This apartment enjoys a top-floor position, offering added privacy and a wonderful sense of space, as well as panoramic views across the town.

Step inside a generous entrance hallway, which leads to the heart of the home – a stunning open-plan kitchen/living room, measuring an impressive



26' x 16'. Designed with both comfort and style in mind, this space is perfect for entertaining or relaxing, with double-aspect windows flooding the room with light, and a contemporary kitchen fitted with high-quality appliances and finishes.

The apartment offers two well-proportioned double bedrooms, including a luxurious principal bedroom with an en-suite shower room, alongside a separate main bathroom which serves the other bedroom.

OUTSIDE

Outside, the apartment enjoys the rare benefit of a private garage, one of only a few in the building to offer this feature. In addition, there is a very spacious external storage unit, ideal for bikes, luggage, or seasonal belongings. Both the garage and the storage unit are fitted with electric up-and-over doors, offering security and convenience.

LOCATION

The property is situated in Winchester Road, a prominent position within the town centre of Basingstoke, close to the many amenities on offer. The high street and shopping centre is accessible by foot within around 5 minutes, together with all other major central facilities and amenities. There are also excellent transport links via the A339, A340 and M3 junctions 6 and 7. Nearby, the main line railway station can be reached within 10 minutes' walk which offers a fast train service to London-Waterloo taking approximately 45 minutes.

TENURE Leasehold

LEASE 125 years from 2015 (115 years remaining)

CHARGES

Current Ground Rent: £250 per annum

Current Service/Maintenance Charge: £1682.39 per annum

LOCAL AUTHORITY Basingstoke and Deane Borough Council

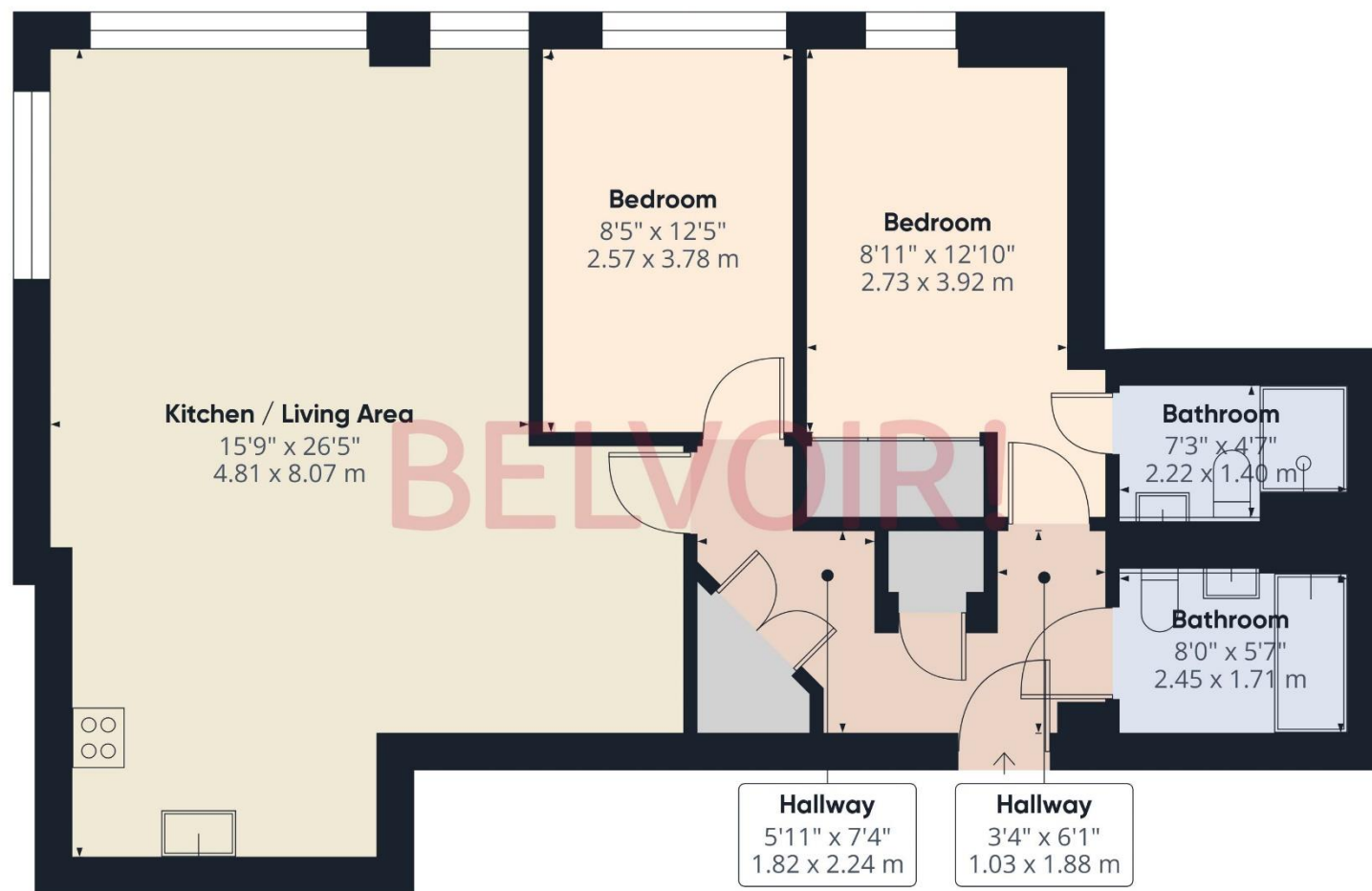
COUNCIL TAX Band B

EPC D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		





Approximate total area⁽¹⁾

874.57 ft²

81.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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