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Fernhill Place, Sherfield-On-Loddon

**BELVOIR!**

£260,000



### Key Features

- > Ground Floor Apartment
- > Leasehold - 105 Years Remaining
- > Council Tax Band - C
- > EPC Rating - C
- > Two Double Bedrooms
- > Allocated Parking Space
- > Communal Gardens

Impressive ground floor apartment which would provide the ideal first time or investment purchase. In our opinion the accommodation is very well presented and comprises an entrance hall, dual aspect lounge, fitted kitchen, cloakroom, two double bedrooms and a bathroom.

Fernhill Place is situated on the popular Sherfield Park development within close proximity to a range of amenities that include local supermarket, and healthcare provisions. Sherfield Park enjoys a great setting, living here you can enjoy green space, tree lined surroundings and become part of a vibrant local community. Communications are first-class with easy access to both the A33 and M4 motorway, and by rail from Basingstoke to London Waterloo and Reading to London Paddington, with a branch line station at nearby Bramley connecting Basingstoke to Reading.



Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves,

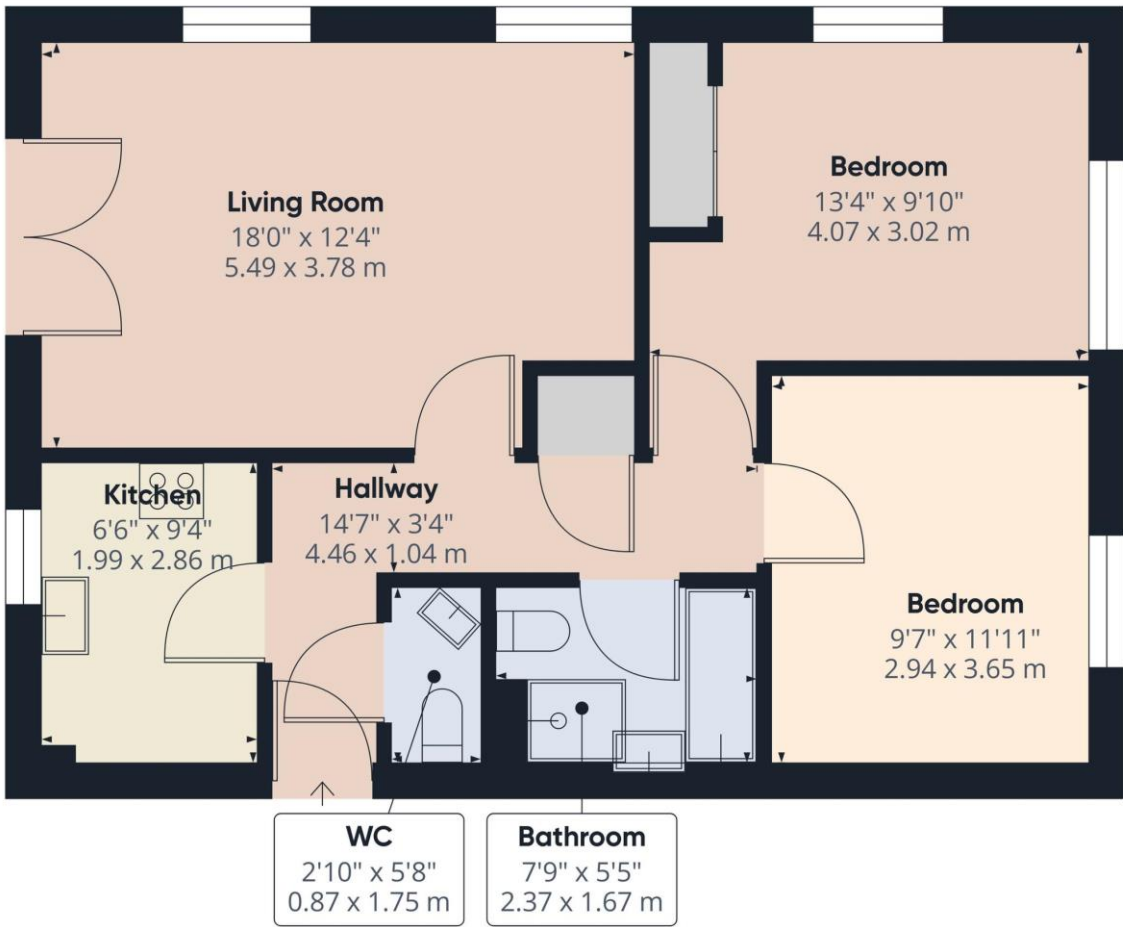
We can refer you on to The Mortgage advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

LEASE REMAINING : APPROXIMATELY 105 YEARS

GROUND RENT : £100.00pa

SERVICE CHARGE : £1200.00pa

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Approximate total area<sup>1)</sup>  
668.44 ft<sup>2</sup>  
62.1 m<sup>2</sup>

(1) Excluding balconies and terrace

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 standard.

GIRAFFE360



Contact us today to arrange a viewing...

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