

# 16 luxury apartments at 10 London Street

JACKSON  
WRIGHT  
PROPERTY



Grandeur Group

a development by



GRANDEUR GROUP

# SCHEDULE OF ACCOMMODATION



Flat No.	Bedrooms	Total Area Sq Ft	Floor	Rental Amount (pcm)
1	2	764	Ground	£1,425
2	1	560	First	<b>LET AGREED</b>
3	1	560	First	<b>LET AGREED</b>
4	2	592	First	<b>LET AGREED</b>
5	2	786	First	<b>LET AGREED</b>
6	2	915	First	<b>LET AGREED</b>
7	1	560	Second	<b>LET AGREED</b>
8	1	560	Second	<b>LET AGREED</b>
9	2	592	Second	<b>LET AGREED</b>
10	2	786	Second	<b>LET AGREED</b>
11	2	915	Second	<b>LET AGREED</b>
12	1	474	Third	<b>LET AGREED</b>
13	1	624	Third	<b>LET AGREED</b>
14	1	560	Third	<b>LET AGREED</b>
15	1	538	Third	<b>LET AGREED</b>
16	1	527	Third	<b>LET AGREED</b>





## **BASINGSTOKE**

Basingstoke is the largest town in Hampshire with a population in excess of 170,000 people. Surrounded by beautiful rolling countryside, Basingstoke is a vibrant and well connected town, positioned within a fantastic commuter location providing easy access to London, Reading, and to the South and North of England. Basingstoke also offers residents a taste of the south coast, reachable by car in less than an hour.

## **LONDON STREET**

London Street is prominently positioned in the historic 'top of the town' area of Basingstoke. The market square is immediately adjacent and Festival Place (the busy shopping and entertainment hub) is within a short walk. There is an exciting 'masterplan' for the long term regeneration of the town centre designed to deliver long term prosperity to the area.



# LOCAL AMENITIES



**Festival Place** is a 102,000sq metre shopping centre situated in the centre of Basingstoke, just a few minutes walk from London Street.

Housing over 140 big brand stores including Next, H&M, Marks & Spencer, Apple, HMV, and Ted Baker arriving shortly. It is home to over 20 mouthwatering eateries including BrewDog, Côte Brasserie, Pizza Express, Wagamama and Nando's. It is also home to a luxury 10 screen Vue multiplex cinema.

There are numerous outdoor amenity locations within walking distance from London Street. **The War Memorial Park** sits at the end of London Street and is perfect for a short walk, a picnic or the weekly 'park run'.

You don't need to walk far in Basingstoke to access the rolling countryside and some beautiful local pubs and restaurants, village walks and heritage sites such as Basing House.



# FLOOR PLANS



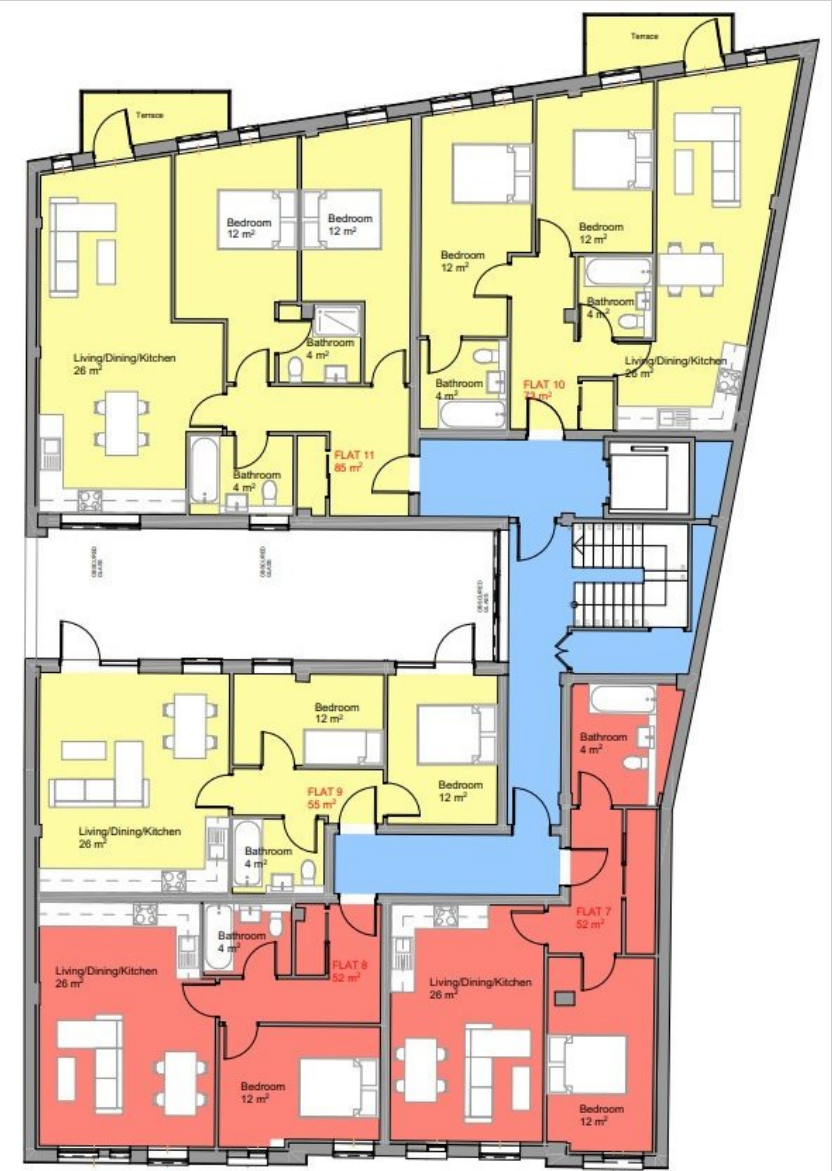
**GROUND FLOOR**



**FIRST FLOOR**



# FLOOR PLANS



**SECOND FLOOR**



**THIRD FLOOR**

*Weekend  
mornings on the  
terrace*



*MacKenzie Paige*  
INTERIORS

*Apartments do not come with furnishings; CGI's are provided solely for visual representation*



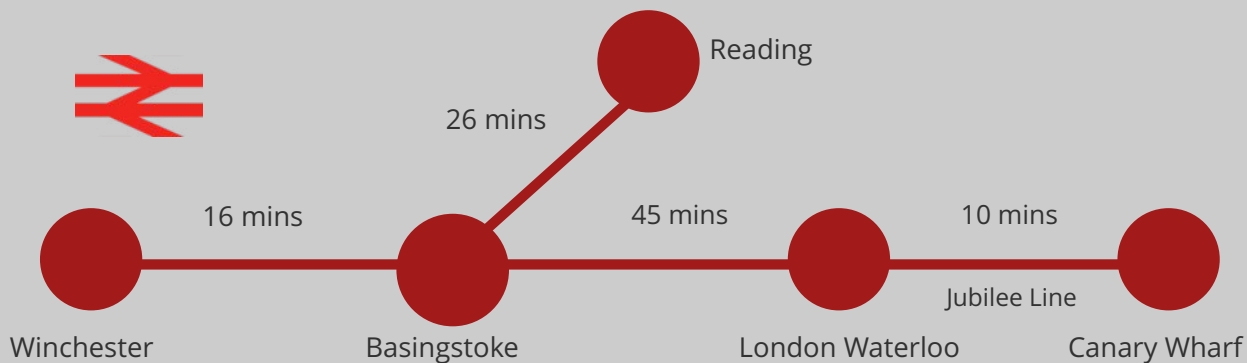
# CONNECTIVITY

Basingstoke provides excellent transport links by both road and rail. It is situated between junctions 6 and 7 of the M3 motorway which provides access to all major routes including the M25, M4 and M27.

By rail, Basingstoke is a mere 45mins from London Waterloo and even less to Reading and Southampton.

10 London Street, is a short walk to all major transport hubs including the train station, bus station and various taxi ranks.

The location provides any potential home owners with the benefit of a town centre location with excellent routes for travel both locally and further afield for either business or pleasure.



*Graphic shows indicative train times to major local commuter destinations.*



# PARKING, REFUSE AND CYCLE PROVISION



There is significant public car park capacity in very close proximity to London Street. Namely Central Car Park and Castons Yard. Long term resident permits are available from Basingstoke & Deane and full information can be found on the councils website.

The property has a generous refuse store to the rear of the property with enough capacity for the new homes. Refuse collection will be handled by the local authority and will not be subject to any service charge payments.



There is dedicated and secure communal bicycle storage within the ground floor communal spaces. The purpose built cycle store will feature industry approved 'Sheffield stands' which owners can chain their bicycle to.

This provision allows prospective owners to explore Basingstoke by bicycle and be comfortable that their goods are safe and secure when not being used.

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Structural warranty by;



*Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing.*

*All floor areas are scaled from architectural plans and may differ from built dimensions.*

*The developer reserves the right to vary the specification as and where it may be necessary.*

*Whilst all statements in this brochure are believed to be correct, they are not to be taken as statements of fact and neither the developer or their agency guarantee their accuracy.*

*CGI photo's are indicative only and may differ slightly on completion.*

For more information and for any viewings, please contact us;

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**VIEWINGS BY APPOINTMENT ONLY**



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Project in collaboration with;

