



Sylvaner Court Vyne Road Basingstoke RG21 5NZ

for sale
£170,000



Property Description

This apartment is host to a number of benefits which include a pleasant outlook and use of all of the communal facilities including the laundry room, parking, resident's lounge and attractive landscapes gardens. To view this no chain retirement apartment, contact the Vendor's sole agents to arrange your personal viewing appointment.

Location

Sylvaner Court is situated within 1/4 mile of Basingstoke Town Centre and all of its amenities. These include Festival Place shopping centre, Waitrose, Sainsbury's and a wealth of pubs and restaurants. The property is situated near performance spaces like the Anvil and is also close to the mainline train line to London Waterloo.

Entrance Hall

Warden alarm control point, storage cupboard, doors to:

Kitchen

9' 2" x 6' (2.79m x 1.83m)

Skylight for natural light, roll top work surfaces with cupboards and drawers under and cupboards over, sink with drainer and mixer tap, four ring electric hob, fitted electric double oven and grill, space for washing machine/dishwasher, space for upright fridge-freezer.

Lounge/Diner

23' 2" x 10' (not into recess) (7.06m x 3.05m (not into recess))

Double glazed window to rear aspect. Please note that this window has a rear aspect overlooking the communal gardens.

Bedroom One

10' 9" x 10' (max) (3.28m x 3.05m (max))

Double glazed window to rear aspect, double wardrobe.

Bedroom Two

9' x 8' 6" (2.74m x 2.59m)

Double glazed window to rear aspect.

Shower Room

Walk in shower cubicle, low level WC, vanity wash hand basin, heated towel rail, fully tiled walls, extractor fan.

Garden

Sylvaner Court features a beautifully maintained an extensive communal garden which is mainly laid to lawn and patio areas. The garden comprises well stocked and well-maintained flower and shrub borders and some mature trees.

Communal Areas

There are communal areas inside the development including a resident's lounge, a sunroom, laundry room and a guest suite can be booked for overnight stays. There is a lift to all floors, a house manager and a 24-hour emergency call system.

Parking

The property benefits from having communal parking and visitor bays.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK313966

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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