

TOTAL APPROX. FLOOR AREA 313 SQ.FT. (29.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



**11 Anchor Court, 28 London Street, RG21 7NY**

**1 Bedroom, 1 Bathroom, Studio Apartment**

**Asking Price Of £136,000**

**MARTIN&CO**

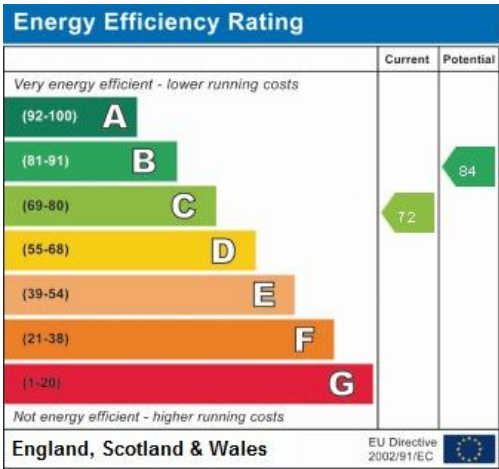




Anchor Court

Asking Price Of £136,000

- Top Floor Studio Apartment
- Gated Parking for One Car
- Open Plan Layout
- Re-Fitted Shower Room
- Council Tax Band A
- Lift



A top floor studio apartment which is located in the heart of Basingstoke town centre, the flat comes with gated parking. This apartment is finished to high specification. inside the apartment the open plan design incorporates a kitchen/dining area, living space and bedroom area with fitted wardrobes.

COVERED ENTRANCE  
Communal door with individual letter boxes.

COMMUNAL ENTRANCE   Stairs and lift, there is door at the rear which leads onto the parking

FRONT DOOR TO

LIVING AREA 12' 4 x 9' 3" (3.8m x 2.8m) Side aspect window with fitted blinds, laminate floor, electric heating, entrance phone and airing cupboard

BEDROOM AREA 9' 11" x 7' 10" (3m x 2.4m) Side aspect window with fitted blinds, laminate floor, fitted wardrobe with sliding doors and electric heating

KITCHEN 9' 8 x 8' 2" (3.0m x 2.5m) A range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring Samsung touch sensitive hob with extractor hood over, integrated washer/dryer, fridge, counter top dishwasher and laminate floor.



RE-FITTED SHOWER ROOM Corner shower cubicle, low level W.C, pedestal wash hand basin, chrome towel radiator, fully tiled walls and extractor fan. There is also a mirror/cabinet with integral light shaver point and tiled flooring. There are changeable coloured downlights

LEASE DETAILS

150 years from 1 January 2005 (133 Years Remaining)

Ground Rent £100 raising to £250 in 2030, and then doubles every 25 years for the remainder of the term.

Service charge £687 for the last 12 months