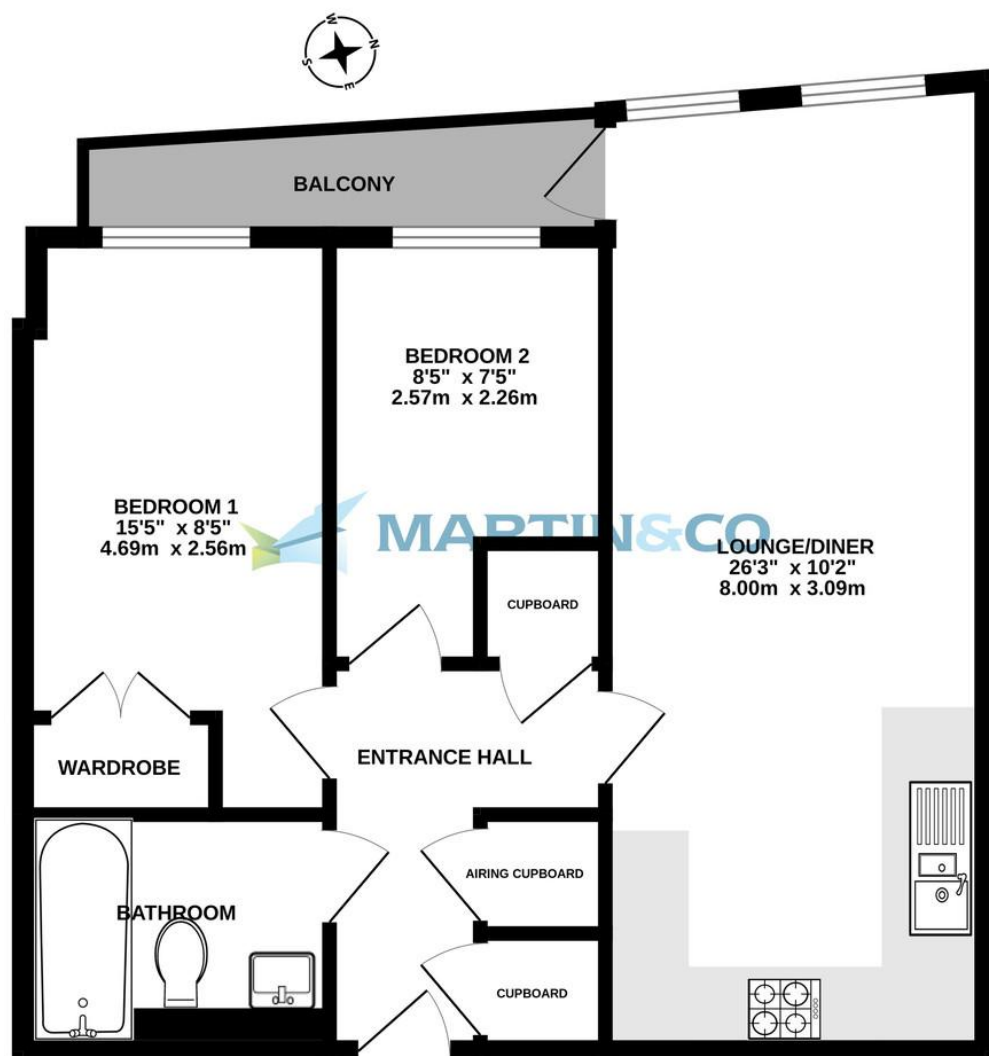


2ND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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FOR SALE



Martin & Co Basingstoke

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T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



**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 for 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.



Aspire Place, Shetland Road, RG24 9WH

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £180,000





## Aspire Place, Shetland Road

Asking Price Of £180,000

- 2nd Floor Apartment
- Large Bright Living Room/Kitchen
- Large Balcony
- Gas Central Heating
- Double Glazing
- Spacious Hallway with Cupboard
- Close to Amenities in Chineham

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Enhance your lifestyle with this captivating two-bedroom apartment, perfectly positioned in a sought-after neighbourhood. This gem is conveniently located just moments away from esteemed local schools, a variety of shops and all essential amenities, making daily living both effortless and enjoyable.

Situated on the second floor, this apartment is accessible by a modern lift and benefits from ample parking facilities. Upon entering, you'll be greeted by a spacious entrance hall featuring three full-length storage cupboards, setting the tone for a home where space and functionality meet.

The heart of this home is the brightly lit, open-plan living, dining, and kitchen area, designed with modern living in mind. Elegant and inviting, the space flows seamlessly onto a charming balcony, where you can relish in tranquil mornings or unwind after a long day.

Both bedrooms are generously proportioned, comfortably accommodating double beds and offering a serene retreat from the hustle and bustle of everyday life. The contemporary bathroom is equipped with a white suite, completing this home with a touch of sophistication.

This well-maintained property not only promises comfortable living but also a lifestyle of convenience and quality. Make it yours today and step into a home that you'll love returning to day after day.

AREA Popley enjoys a prime location with easy access to Chineham Business Park and Chineham Shopping Centre. Basingstoke town centre is conveniently nearby, offering an extensive range of amenities. The area is well-served by a variety of local infant, junior, and secondary schools.

Situated just half a mile from the A33, Popley provides excellent connectivity to Basingstoke, Reading, and major motorways including the M3 and M4. For those commuting to London, Basingstoke's main line train station offers services that reach the capital in approximately 45 minutes, making it ideal for commuters.



COMMUNAL FRONT DOOR TO

COMMUNAL AREA Stairs and lift to the apartment.

**ENTRANCE HALL** Fitted mat, smoke alarm. Storage cupboard with fusebox and hanging space, airing cupboard with shelving, wall-mounted gas boiler, and wall-mounted heater. Another storage cupboard also features shelving.

**LOUNGE/KITCHEN** 26' 3" x 10' 2" (8m x 3.1m) This kitchen boasts a generous array of cabinetry, including a spacious larder cupboard, ensuring ample storage space. It is equipped with a built-in electric oven and a gas hob, complete with an overhead extractor, catering to all your cooking needs. The kitchen also features plumbing and designated spaces for both a washing machine and a fridge/freezer. Partially tiled walls add a touch of elegance to the space. Enhancing the kitchen's functionality is a large breakfast bar that provides a perfect setting for casual dining while offering views into the bright and airy lounge area. The lounge is illuminated by two west-facing windows and provides access to the balcony, making it a perfect spot for relaxation. A radiator ensures the area remains cozy, completing this well-appointed living space.

**BEDROOM 1** 15' 5" x 8' 5" (4.7m x 2.57m) West-facing glazed window, radiator, and double wardrobe

**BEDROOM 2** 8' 5" x 7' 4" (2.571m x 2.25m) West-facing glazed window and radiator,

**BATHROOM** Panel enclosed bath with mixer taps and shower attachment, low-level W.C., vanity wash hand basin, part tiled surrounds, shaver point, radiator.

**PARKING** The property benefits from communal parking.



LEASE DETAILS/MATERIAL INFORMATION

Lease Information

The lease is 125 from the 1st of January 2012.

Annual ground rent: £250.00

Ground Rent means firstly a rent of £250.00 (two hundred and fifty pounds) per annum payable in advance on the first day of January in each year for the first twenty-five years of the Term. £375.00 (three hundred and seventy-five pounds) per annum for the second twenty-five years of the Term. £500.00 (five hundred pounds) for the third twenty-five years of the Term. £625.00 (six hundred and twenty-five pounds) for the fourth twenty-five years of the Term and £750.00 (seven hundred and fifty pounds) per annum for the remainder of the term

Annual service charge: £1,949.16

Service charge review period: Every 1 year

Lease end date: 01/01/2137

EPC B

Council Tax Band C

