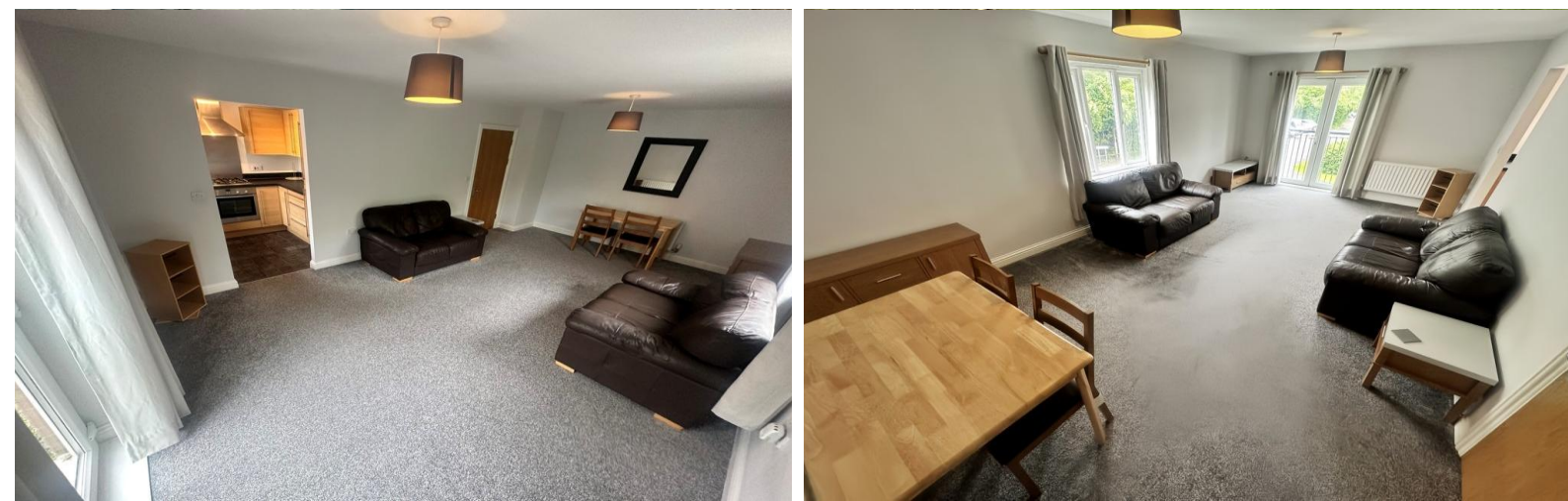


TOTAL FLOOR AREA: 698 sq.ft. (64.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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 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.



Skippetts Gardens, Basingstoke, RG21 3BY

2 Bedrooms, 2 Bathrooms, Apartment

Asking Price Of £199,950





## Skippetts Gardens

Asking Price Of £199,950

- Two Double Bedrooms
- Large Living Room
- En-Suite
- Gas Central Heating
- Allocated Parking
- Gas Central Heating
- No Chain
- Visitor Parking

Presented to the market with no onward chain, this exquisite first-floor apartment exemplifies modern living. As you enter, you're greeted by a welcoming entrance hall equipped with ample storage cupboards. The heart of this home is the open-plan lounge and dining area, seamlessly integrated with a well-appointed kitchen, perfect for both relaxing and entertaining. The apartment features two generous double bedrooms, with the main bedroom boasting fitted wardrobes and an ensuite. A well-sized bathroom serves the living space and additional bedroom. Natural light floods in through windows on both the front and rear aspects, enhancing the sense of space and airiness throughout.

Additional benefits include one allocated parking space and a gas boiler for efficient heating. With its strategic location and no onward chain, this apartment is an ideal choice for anyone looking for a ready-to-move-in home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMUNAL FRONT DOOR

COMMUNAL ENTRANCE Stairs to first floor

HALL Carpet, boiler cupboard and storage cupboard.

LIVING ROOM 20' 3" x 11' 10" (6.2m x 3.6m) Side aspect window, patio doors to a Juliette balcony, carpet and radiators.

KITCHEN 8' 5" x 7' 3" (2.6m x 2.2m) Front aspect window, A range of eye and base level storage units



with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, fridge/freezer, washing machine, and vinyl floor.

BEDROOM ONE 13' 9" x 9' 5" (4.2m x 2.9m) Front aspect window, carpet, radiator and wardrobe.

EN-SUITE SHOWER ROOM Enclosed shower cubicle, low-level WC, wash hand basin, radiator, extractor fan and vinyl floor.

BEDROOM TWO 11' 7" x 10' 4" (3.5m x 3.2m) Side aspect window, carpet and radiator.

BATHROOM Bath with shower over, low level WC, wash hand basin, radiator, shaver point, extractor, and vinyl floor.

OUTSIDE

Allocated parking for one car.  
There is a good amount of visitor parking



AREA Nestled on the outskirts of Basingstoke Town Centre, Skippetts Gardens is a sought-after location offering unparalleled convenience. Walking distance to the mainline train station, residents can enjoy a swift 45-minute journey to London Waterloo. The area boasts comprehensive access to all of Basingstoke's top facilities and amenities, including the bustling Festival Place Shopping Centre and an array of exquisite restaurants and bars. Families will appreciate the close proximity to reputable local schools and colleges, while easy access to the M3 connects you effortlessly to the wider region. Discover the perfect blend of comfort and convenience at Skippetts Gardens, your ideal home base for a vibrant lifestyle.

MATERIAL INFORMATION Council Tax Band: C  
EPC B

Lease 125 years from and including 1 January 2008 (109 Years Remaining)

Ground Rent £175 per year (21-year review period)  
Service Charges £159.86 per month

