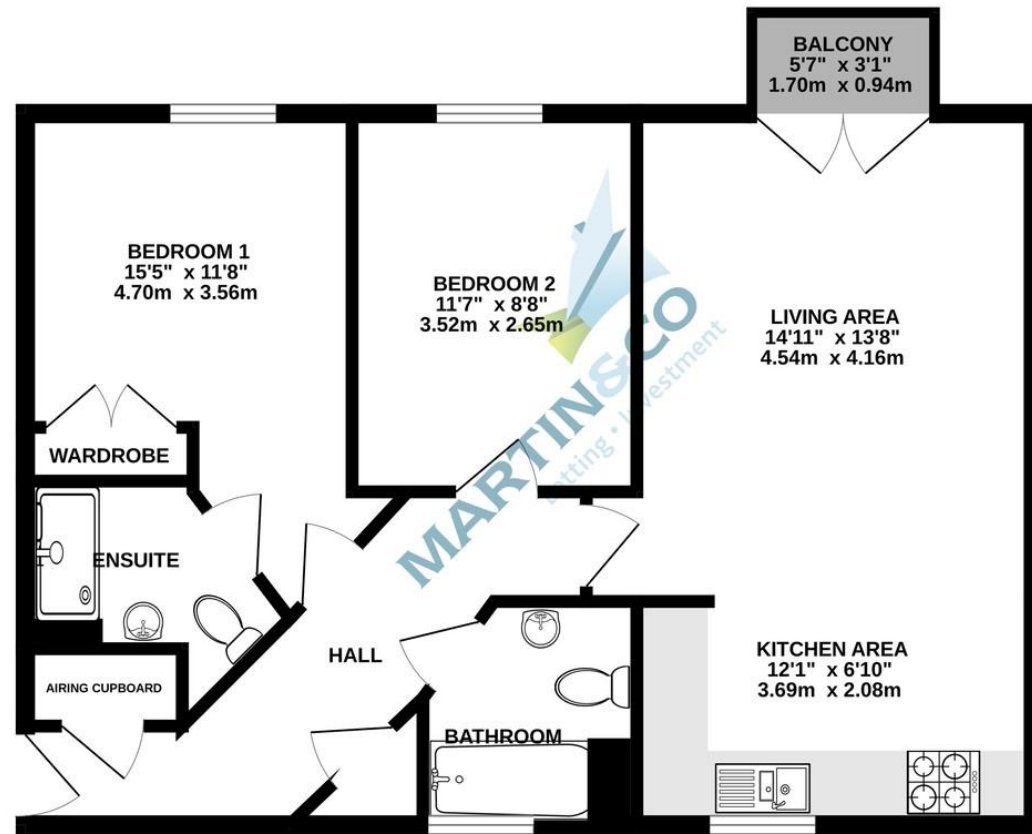


TOP FLOOR



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

26 London Street • Basingstoke • RG21 7PG
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 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.



Sinclair Drive

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £220,000

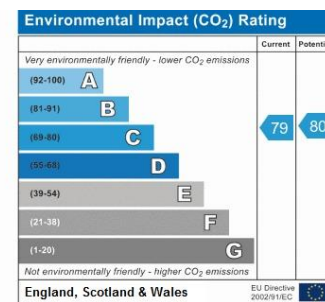
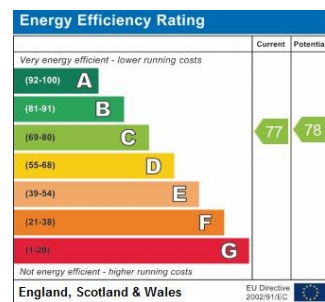




Sinclair Drive

Asking Price Of £220,000

- Two Double Bedrooms
- Good Size Lounge/Kitchen
- Bathroom and En-Suite
- Gas Central Heating
- Balcony
- Allocated Parking
- NO ONWARD CHAIN



A well-presented two double bedroom apartment, located in Sinclair Drive, just a short walk from Basingstoke town centre and train station.

This top-floor apartment is offered in excellent condition throughout and provides bright & spacious accommodation. There are two bedrooms, one with en-suite shower room, bathroom, a good-sized open plan living room and kitchen with a good size balcony.

There is allocated parking for 1 car.

HALLWAY Airing cupboard, security access phone, carpet, radiator and storage cupboard

LOUNGE/DINING ROOM 14' 10" x 13' 7" (4.54m x 4.16m) Side aspect glazed doors leading to the balcony, radiator and carpet/

KITCHEN AREA 12' 1" x 6' 9" (3.69m x 2.08m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob, slimline dishwasher, washing machine, fridge/freezer and laminate flooring.

BEDROOM ONE 15' 5" x 11' 8" (4.7m x 3.56m) Side aspect window, wardrobe, carpet, radiator and door to the en-suite.

EN-SUITE SHOWER ROOM Large shower enclosure, low-level WC, wash hand basin, radiator and vinyl floor.



BEDROOM TWO 11' 6" x 8' 8" (3.52m x 2.65m) Side aspect window, carpet and radiator.

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

PARKING There is allocated parking for 1 car and additional visitor parking.

MATERIAL INFORMATION

Tenure: Leasehold

Lease Details:

150 years from 1st January 2009 –

135 Years Remaining

Service Charge: £2208.09 Annually

Ground Rent: £270, increasing by RPI every 15 years.

Next Review Date is 1st January 2039.

EPC Rating: C

Council Tax Band: C

Local Authority: Basingstoke and Deane

Heating: Mains Gas

Electric: Mains

Water and Drainage: Mains

