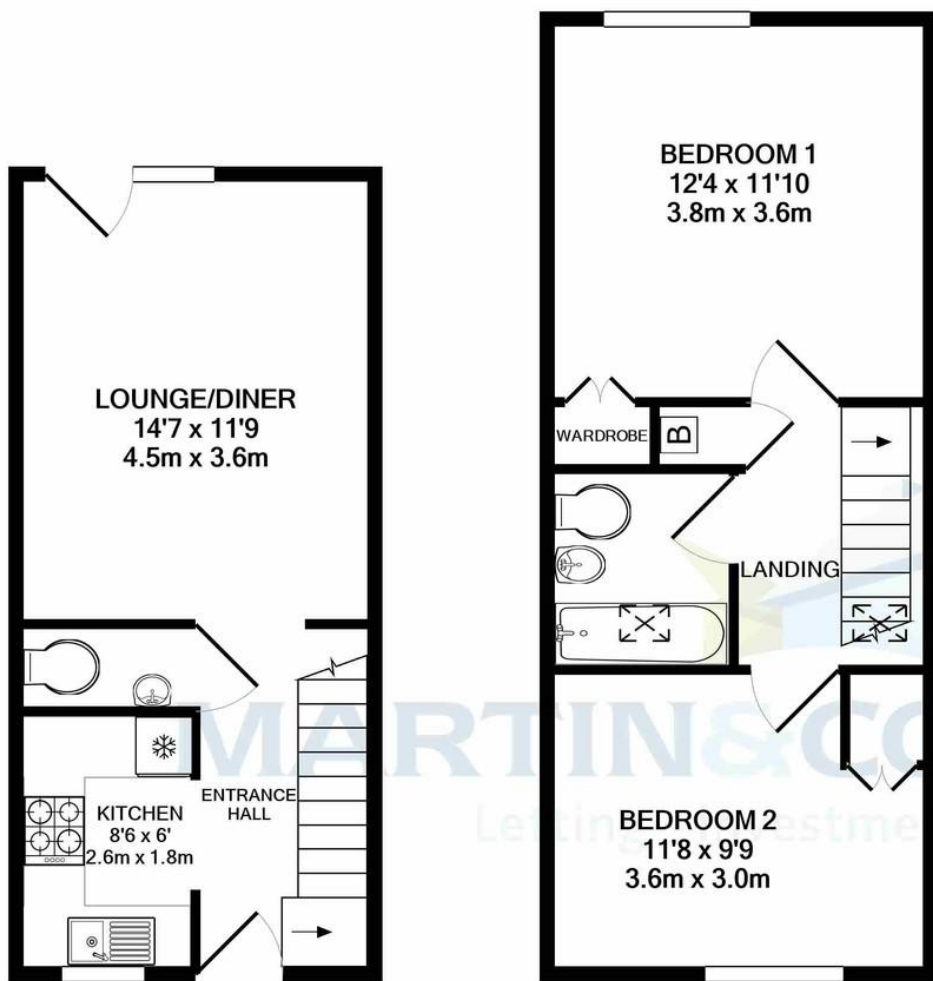


FOR SALE



GROUND FLOOR  
APPROX. FLOOR  
AREA 301 SQ.FT.  
(27.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 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  
Made with Metropix ©2021

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.



The Danes

2 Bedrooms, 1 Bathroom, Top Floor Apartment

Asking Price Of £175,000







## The Danes

Asking Price Of £175,000

- Two Bedrooms
- Good Size Lounge
- Separate Kitchen
- Gas Central Heating
- Double Glazing
- Allocated Parking
- NO ONWARD CHAIN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A Top floor split level apartment located in the heart of the town centre. The property has a separate kitchen, downstairs cloakroom, double glazing and gas central heating. The property has a good size lounge and comes with allocated parking for one car.

**COMMUNAL ENTRANCE**  
Stairs to second floor (no lift)

**FRONT DOOR TO**

**ENTRANCE HALL** Two storage cupboards

**CLOAKROOM** Low level w.c, wall hung sink unit with tiled splash back.

**LOUNGE/DINER** 14' 7" x 11' 9" (4.5m x 3.6m) Double glazed window and door to Juliette balcony, radiator and laminate flooring

**KITCHEN** 8' 6" x 6' 0" (2.6m x 1.8m) 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, plumbing for a washing machine, space for a fridge/freezer and tiled floor.



**FIRST FLOOR LANDING** Boiler cupboard with combo boiler.

**BEDROOM 1** 12' 4" x 11' 10" (3.8m x 3.6m) Double glazed window, double wardrobe with cupboard above and laminate flooring.

**BEDROOM 2** 11' 8" x 9' 9" (3.6m x 3.0m) Double glazed window, double wardrobe with cupboard above and laminate flooring.

**BATHROOM** Panelled enclosed bath with mixer taps with shower attachment, pedestal wash hand basin, radiator and skylight window.

**PARKING** Allocated parking for one car.



**LEASE INFORMATION** Tenure: Leasehold,

Lease Details:  
999 years from 25th March 1976 – so 951 years remaining  
Ground rent is £25 annually, fixed for the Term of the Lease  
Service charge is £1,572.56 annually

Council Tax Band: B  
Basingstoke and Deane  
EPC Rating: C

