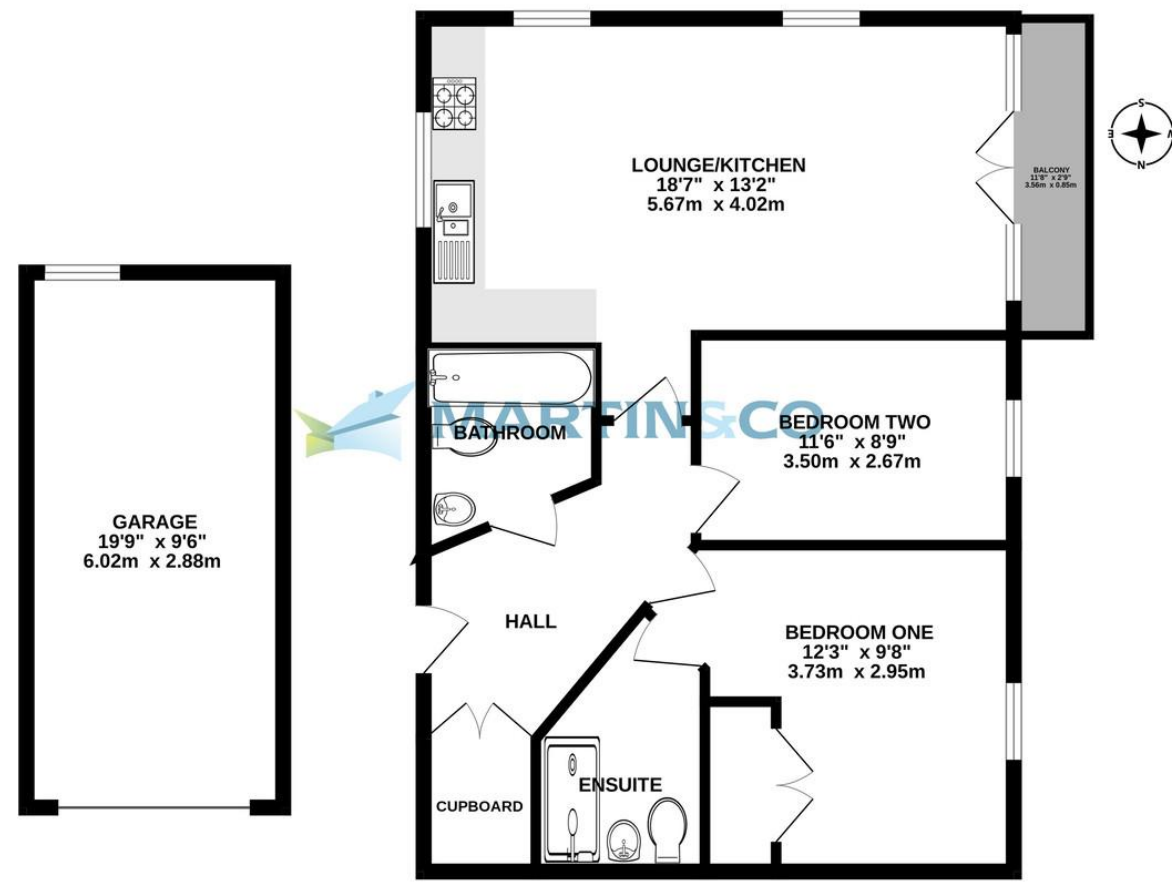


1ST FLOOR



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>

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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.



Sinclair Drive, Basingstoke, RG21 6AE

2 Bedrooms, 2 Bathrooms, Apartment

Offers In Excess Of £200,000

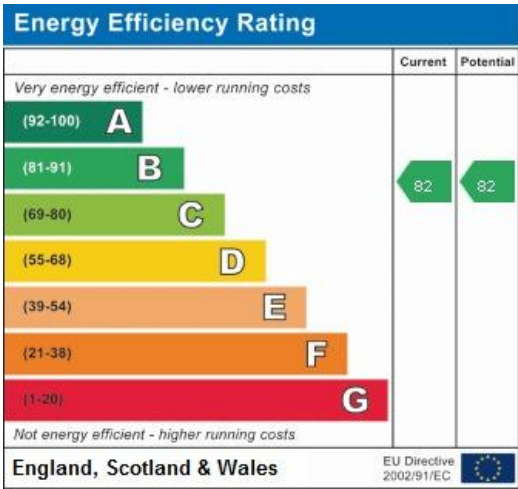
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Sinclair Drive

Offers In Excess Of £200,000

- Bright And Modern Two-Bedroom Apartment
- Freshly Painted Throughout
- Brand New Carpets
- Spacious Open-Plan Living Area
- Balcony
- En-Suite Shower Room
- Garage



A freshly redecorated first-floor apartment with new carpets throughout, ideally situated within easy walking distance of Basingstoke town centre.

This well-presented home offers an open-plan kitchen and living area, two comfortable double bedrooms, a modern bathroom plus an en-suite, and a private balcony for enjoying some outdoor space. Additional benefits include gas central heating, a garage, and the advantage of no onward chain.

COMMUNAL FRONT DOOR TO Secure entry system with intercom, lift and stairs to all floors, plus individual post boxes for each apartment.

ENTRANCE HALL Security intercom, smoke detector, radiator, central heating thermostat, and an airing cupboard housing the hot water tank and fuse box.

LOUNGE/KITCHEN 18' 7" x 13' 2" (5.668m x 4.016m) A bright, freshly redecorated open-plan space with new carpets and plenty of natural light from two double-glazed windows and matching French doors that open onto a private balcony. The living area is generously sized and features two radiators for year-round comfort.

The well-equipped kitchen features a 1½-bowl stainless steel sink with a mixer tap and drainer, a comprehensive range of matching cupboards and drawers, an integrated fridge/freezer, a built-in washing machine, a slimline dishwasher, and a fitted electric oven with a gas hob and an extractor above. The gas



boiler is smartly housed within a wall unit

BEDROOM 1 12'3 x 9'8 (3.7m x 3.0m) A spacious double bedroom with a double-glazed window, a double built-in wardrobe for handy storage, a radiator, and freshly laid carpets creating a clean, inviting space.

ENSUITE A smart, contemporary en-suite featuring fully tiled walls, a generous double shower enclosure with sliding glass doors and rainfall-style shower head, a sleek pedestal wash basin with a modern mixer tap, and a low-level W.C. Finished with a stylish mirror, extractor fan, shaver point, and a heated radiator for comfort.

BEDROOM 2 11'6 x 8'9 (3.5m x 2.7m) A light and airy double bedroom with a double-glazed window, radiator, and freshly fitted carpets - ideal as a guest room, home office or comfortable second bedroom.

BATHROOM Bath with retractable shower screen, pedestal wash hand basin, low level W.C, tiled walls, shaver point, radiator and extractor fan.

GARAGE 19' 9" x 9' 6" (6.02m x 2.9m) A secure garage located directly beneath the building, featuring a roller door for easy access and a rear window providing natural light.



KEY FACTS FOR BUYERS

Tenure: Leasehold

LEASE DETAILS

Term: 125 years from 1 May 2010 - 110 years remaining.

Service Charge: £2,038.14 annually.

GROUND RENT

Ground Rent: £198 annually

Next Review Date: 1st May 2030

Ground Rent Provisions: Reviewed every 10 years, with reference to Capital Value, and with a minimum increase based on RPI.

EPC Rating: B

Council Tax Band: C

Basingstoke and Deane

