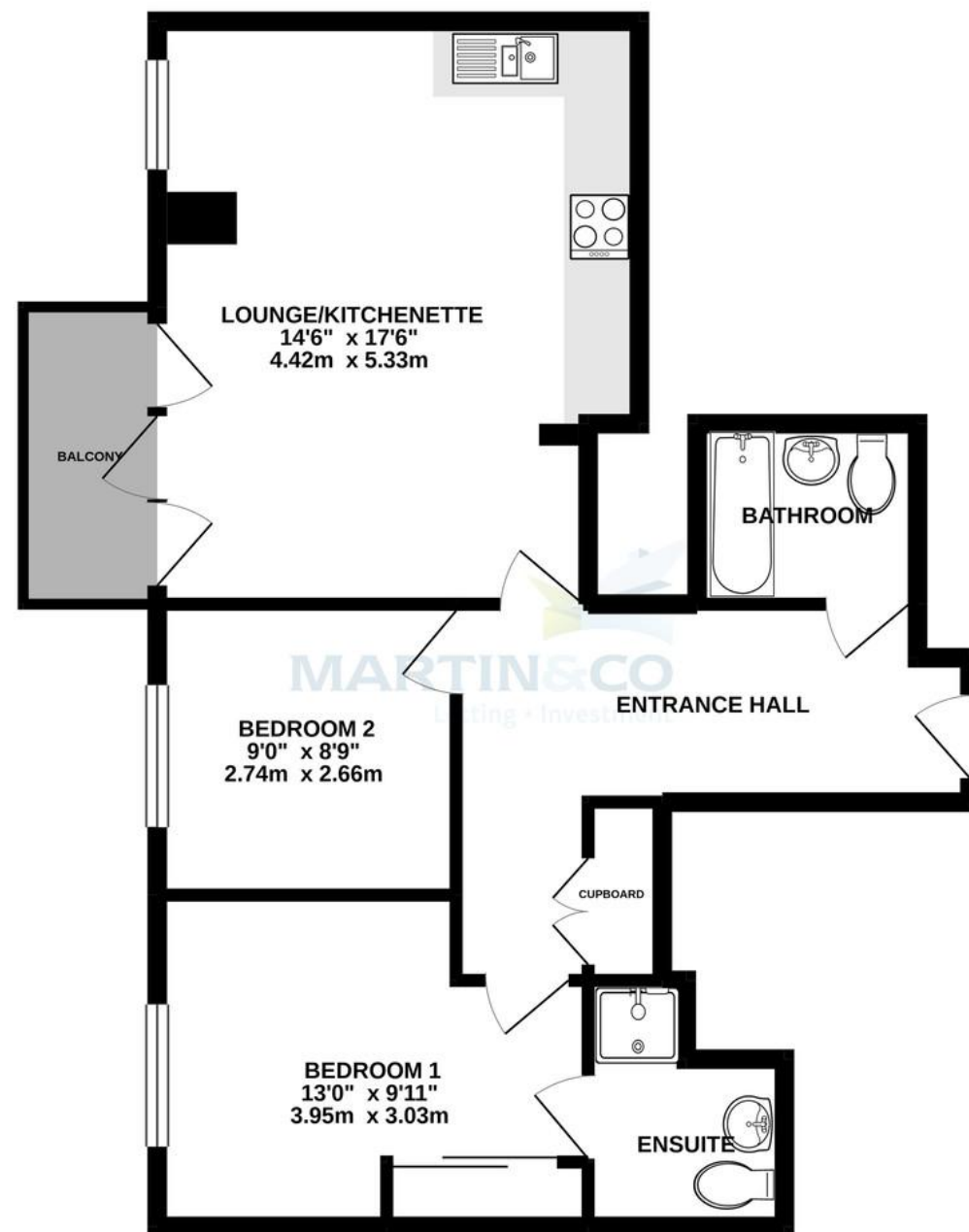


6TH FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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**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.



**FOR SALE**



**Winterthur Way, Basingstoke, RG21 7UQ**

**2 Bedrooms, 2 Bathrooms, Apartment**

**Asking Price Of £185,000**







Winterthur Way

Asking Price Of £185,000

- Sixth-floor Apartment with Lift Access
- Two Allocated Parking Spaces
- Two Bedrooms
- En-Suite Shower Room
- Balcony
- Town Centre Location
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A beautifully presented sixth-floor apartment with two double bedrooms, two bathrooms, balcony, and modern kitchen. Just a short walk from the station and town centre. Benefits include two allocated parking spaces, lift access, and secure entry.

COMMUNAL ENTRANCE Accessed via a secure entry system with intercom, the building opens into a well-maintained communal lobby. Residents benefit from lift access to all floors and individual post boxes on the ground level.

ENTRANCE HALL Welcoming hallway with wood-effect laminate flooring, electric radiator, security entry phone, and a built-in storage cupboard.

LIVING ROOM/KITCHEN 17' 6" x 14' 6" (5.33m x 4.42m) A bright and spacious open-plan living area with laminate flooring, front-aspect windows, and French doors opening onto a private balcony with elevated views. The kitchen is fitted with a stylish range of eye- and base-level units with rolled edge worktops, complemented by tiled splash backs and integrated appliances including a Bosch oven, four-ring electric hob with extractor, washing machine, and slimline dishwasher. The living space also features an electric radiator and ample room for both the lounge and dining area.

BEDROOM 1 13' 0" x 9' 11" (3.96m x 3.02m) A well-proportioned double bedroom with a front-facing window, fitted carpet, and electric radiator. The room



includes a built-in wardrobe with sliding doors and benefits from direct access to the en-suite shower room.

ENSUITE Fitted with a double-sized shower enclosure, low-level WC, wash hand basin with mixer tap, heated towel rail, and laminate flooring. Finished in a modern, neutral style.

BEDROOM 2 9' 0" x 8' 9" (2.74m x 2.67m) A bright and neutrally decorated room with a front-aspect window, fitted carpet, and electric radiator. Ideal as a guest bedroom, nursery, or home office.

BATHROOM Fitted with a panel-enclosed bath with shower over, pedestal wash hand basin, low-level WC, heated towel rail, and laminate flooring. Finished with part-tiled walls in a modern, neutral décor

OUTSIDE To the front of the building, the property benefits from two allocated parking spaces - a rare feature for apartments in this location. There are also additional visitor parking bays available within the development.

AREA Winterthur Way, often known locally as Victory Hill, is a modern and well-regarded development built in 2006. Ideally located for commuters, it sits just a short walk from Basingstoke's mainline railway station,



offering fast and direct services to London Waterloo in under an hour.

The town centre is right on the doorstep, with easy access to Festival Place shopping centre, a range of restaurants, cafés, and a nearby Waitrose. For green space and quieter surroundings, both Eastrop Park and the War Memorial Park are within walking distance, offering open spaces, walks, and year-round community events.

KEY FACTS FOR BUYERS  
Tenure: Leasehold  
Lease Term: 125 years from 1st March 2003  
Ground Rent: £175  
Ground Rent Provisions: Ground Rent increases by £175 every 25 years. The next review date is 1st March 2028  
Current Service Charge: £2527.86 per annum (subject to annual review)  
EPC Rating: B (Score: 84)  
Council Tax Band: C  
Local Authority: Basingstoke and Deane Borough Council  
The photos were taken in 2021 and the property is currently tenanted

