



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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

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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**



**Sinclair Drive, Basingstoke, RG21 6AD**

**2 Bedrooms, 2 Bathrooms, Apartment**

**Offers In Excess Of £200,000**







Sinclair Drive

Offers In Excess Of £200,000

- Two Bedroom Second Floor Apartment
- Open Plan Lounge Kitchen
- Newly fitted carpets throughout
- Freshly Decorated
- En suite to the Main Bedroom
- Allocated Parking for One car
- No Chain

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

A well presented two bedroom apartment offered with no onward chain. Recently redecorated throughout with newly fitted carpets, featuring an open plan lounge kitchen, en suite to the main bedroom, balcony and allocated parking, set within a popular residential development.

Communal Entrance The building is accessed by a secure entry system. The apartment itself is situated on the second floor (there is no lift). Externally there is allocated parking for one vehicle with amply visitor parking on site.

Entrance Hall Rear aspect window, telephone entry system, radiator and thermostat for the heating. Two useful storage cupboards, including an airing cupboard with shelving and a separate cupboard housing the fuse box. Doors to all rooms.

LOUNGE/KITCHEN 21' 10" x 12' 3" (6.65m x 3.73m) A bright and open plan living space, ideal for modern day living. The lounge area is finished with newly fitted carpets, neutral décor and ceiling spotlights, with double doors opening onto the balcony and allowing plenty of natural light into the room. The kitchen area is clearly defined with wood effect flooring and is fitted with a contemporary range of base and eye level units with complementary work surfaces and inset sink. Integrated appliances include a four ring gas hob with oven below and extractor hood above, fridge freezer and washer dryer, with the boiler neatly concealed within a cupboard. A rear aspect window provides



additional natural light to the kitchen area, completing a practical and attractive living space.

BEDROOM 1 11' 10" x 10' 10" (3.61m x 3.3m) A well proportioned double bedroom featuring a front aspect window providing good natural light. Finished with newly fitted carpets and neutral décor, the room also benefits from a built-in wardrobe and radiator, creating a comfortable and practical main bedroom

ENSUITE A modern en suite fitted with a fully enclosed shower cubicle with tiled surrounds, wash hand basin and low level W.C. Finished with contemporary wall tiling, extractor fan and shaver point, creating a smart and practical addition to the main bedroom.

BEDROOM 2 11' 7" x 8' 8" (3.53m x 2.64m) A well proportioned second bedroom with a front aspect window providing natural light. Finished with neutral décor and newly fitted carpets, the room also benefits from a radiator and would suit a guest room, home office or nursery.

BATHROOM A well appointed bathroom fitted with a panel enclosed bath with shower over, wash hand basin and low level W.C. Finished with part tiled walls, a rear aspect frosted window providing natural light, radiator, extractor fan and shaver point, creating a bright and practical family bathroom.



PARKING Allocated parking for one car, plus visitor parking.

MATERIAL INFORMATION

Tenure: Leasehold  
LEASE DETAILS  
Term: 125 years from1 August 2011  
Service Charge: Service Charge: Approximately £2,382.64 per annum (based on the current half-yearly charge, payable in advance).

GROUND RENT

Ground Rent: £198 per year  
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

