



9 St. Pancras House Jacobs Yard, Basingstoke – RG21 7PE

Leasehold

1ST FLOOR • DOUBLE BEDROOM • TOWN CENTRE LOCATION • COUNCIL TAX – B • EPC –B • LEASE 117 Years •
GROUND RENT £250 P/A • SERVICE CHARGE £120 P/M • UNDER FLOOR HEATING • BUILT 2018

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EXPLORER - Stylish, Social... Some of the chosen superlatives to best describe this must see ONE DOUBLE bedroom 1st floor apartment. The property is perfectly situated within walking distance to Basingstoke Town Centre and Mainline rail links. Viewings highly recommended by the sellers sole agents.

Council Tax band: TBD

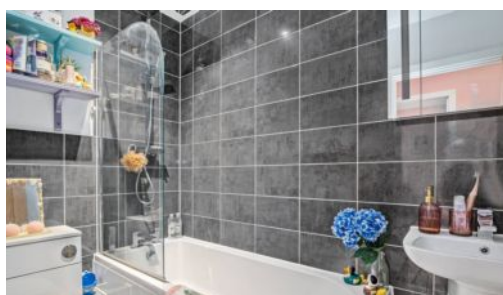
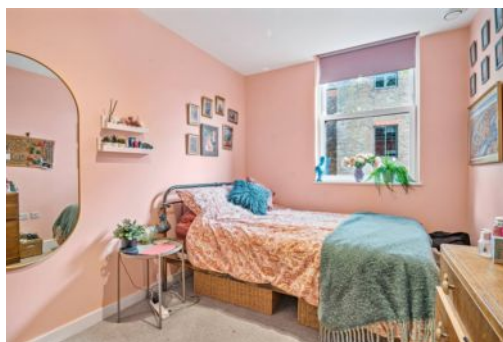
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

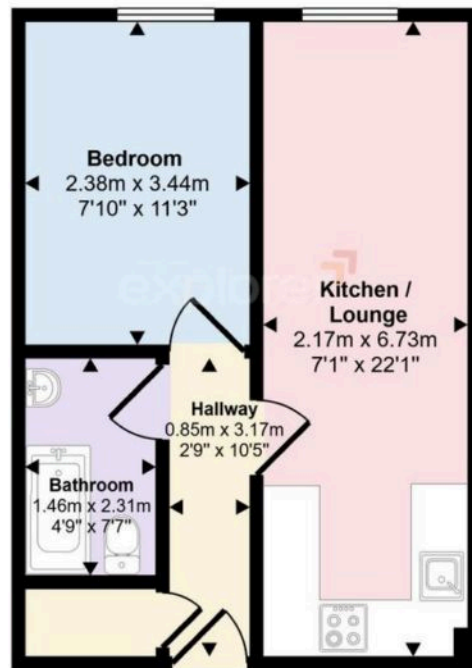


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Approx Gross Internal Area
32 sq m / 342 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.