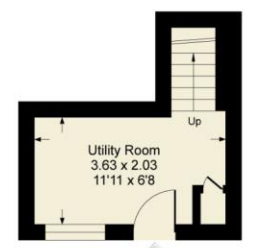


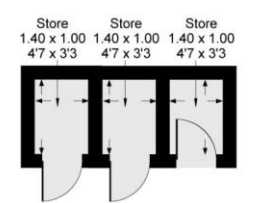
London Street, RG28
 Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft
 Approximate Outbuildings Internal Area = 4.1 sq m / 45 sq ft
 Approximate Total Internal Area = 116.2 sq m / 1252 sq ft



First Floor



Ground Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



London Street, Whitchurch

Guide Price £260,000 Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Entrance Lobby/Utility Room
- Open Plan Kitchen/Dining Room
- Two Further Double Bedrooms
- Balcony
- Proximity to Mainline Railway Station

- Spacious Sitting Room
- Master Bedroom Suite
- Shower Room
- External Stores
- Close to Numerous Amenities

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Almost a hidden gem, this light and airy, deceptively spacious flat is far more than just a flat. Located in the heart of Whitchurch, and therefore benefitting from proximity to all the amenities that Whitchurch's town centre has to offer, the property covers floorspace in excess of 1200 square feet with each room having its own individual character, each being of a very good size. The accommodation comprises a ground floor entrance lobby which doubles up as a good-sized utility room, stairs to the first floor leading into a spacious sitting room, an open-plan kitchen/dining room with access to a rear aspect balcony, an expansive shower room, master bedroom suite and two further double bedrooms. Externally, there is a practical courtyard that includes a row of characterful brick storerooms. Viewing is highly recommended to fully appreciate the benefits of the location along with the unique character allied with the space on offer within this property.

Situated on the River Test on the southern edge of the North Wessex Downs National Landscape, Whitchurch, itself a designated conservation area, offers a range of local shopping facilities, a church, public houses, eateries and fast food outlets, primary and secondary schools, GP Surgery, a mainline railway station as well as the famous Silk Mill. The world-renowned Bombay Sapphire distillery, occupying the site of the original Portals paper mill is just a couple of miles upstream along the River Test in neighbouring Laverstoke. Whitchurch offers excellent road and rail links with regular direct rail services to Basingstoke, London's Waterloo and the West Country. Whitchurch is a pivotal part of North Hampshire's communications network with access to the A34, A303 and M3 enabling rapid access to The Midlands, the South Coast, Central London and international airports.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

