



Winterthur Way, Town Centre, Basingstoke, RG21 7UN

£150,000 Guide price - Leasehold

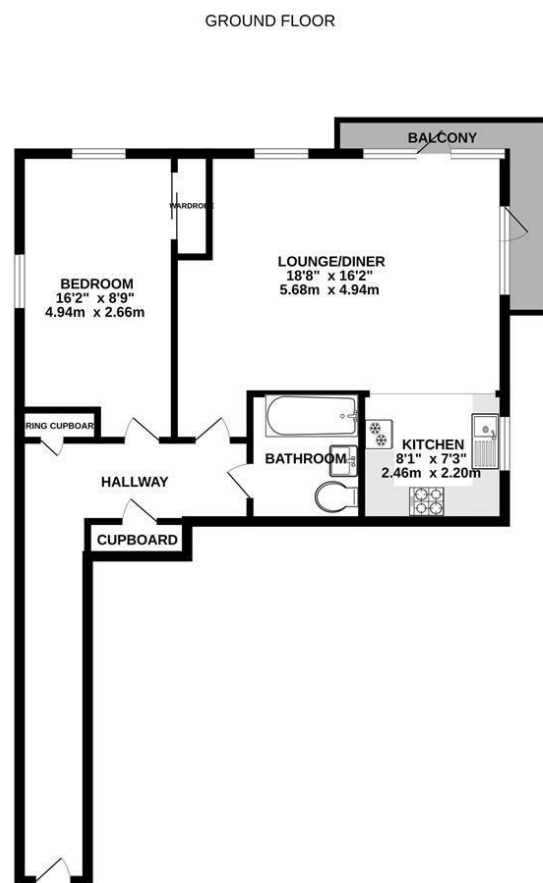


Barons Estate Agents are delighted to present this 3rd floor apartment, situated in the ever popular Winterthur Way development. The property is positioned within close proximity to Basingstoke town centre and train station, and therefore is ideal for commuters. Internally, the property features a large, welcoming entrance hallway, master bedroom with a built in wardrobe, a family bathroom and open plan living room/kitchen with access to the wrap around balcony. Additional benefits include a secure entry system to the block, double glazing, heating and allocated parking. The property can be sold with or without tenants in situ, and is offered to the market with NO ONWARD CHAIN. An early viewing of this ideal first time buy or investment opportunity would be strongly advised by the vendor's sole agent.



Key Points and Features

- 3rd Floor Apartment
- Open Plan Living Room/Kitchen
- Allocated Parking
- One Bedroom
- Wrap Around Balcony
- NO ONWARD CHAIN
- Family Bathroom
- Spacious Entrance Hallway
- With Or Without Tenants In Situ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	83
	EU Directive 2002/91/EC	

Location

Winterthur Way is a desired Basingstoke town centre location, offering easy access to the mainline train station and all of Basingstoke facilities and amenities which include Festival place shopping centre and a wealth of restaurants and bars. Local schooling and colleges are within close reach together with access to the M3.

Tenure

Leasehold - 104 Years remaining approx.
Service Charge - £2260 per annum approx.
Ground Rent - £150 per annum approx.

Local Authority

Basingstoke & Deane Borough Council.

Council Tax

Band C.

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents.

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.