



Sherborne Road, South View, Basingstoke, RG21 5AB
Guide Price £265,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this ground floor apartment in a select development within walking distance of the town centre and railway station. Viewing is essential to appreciate the size with the accommodation including - 25' living room, 12' kitchen, two double bedrooms, en-suite shower room and family bathroom. Further benefits include double glazed, gas radiator heating, parking and communal gardens.

PLEASE NOTE - the lease will be extended by the current owner.

ENTRANCE HALL:

Entry phone, radiator, airing cupboard, spotlights.

LIVING ROOM:

25'7" x 13' (7.80m x 3.96m)

Triple aspect, two double glazed windows, double glazed French doors to communal gardens, radiators, feature flooring.

KITCHEN:

12'6" max x 10'4" max (3.81m max x 3.15m max)

Double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, tiled surrounds, appliance space, spotlights.

MASTER BEDROOM:

15'8" x 11'6" (4.78m x 3.51m)

Double glazed window, radiator, door to -

EN-SUITE SHOWER ROOM:

7'7" max x 6'2" max (2.31m max x 1.88m max)

Double glazed window, white suite comprising shower cubicle, low level w.c., wash hand basin, heated towel rail, extractor fan.

BEDROOM TWO:

11' x 9'5" max (3.35m x 2.87m max)

Double glazed window, radiator, built-in wardrobes.

BATHROOM:

Suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin, tiled surrounds, radiator, double glazed window.

OUTSIDE:

Allocated parking.

Well maintained communal gardens, lawns and hedging.

LEASE DETAILS:

We have been advised there are approximately 80 years remaining on the lease. Ground rent - £275.00 per annum, reviewed annually in November. Maintenance - £1500.00 per annum, reviewed annually in November. PLEASE NOTE - the lease will be extended by the current owner

Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

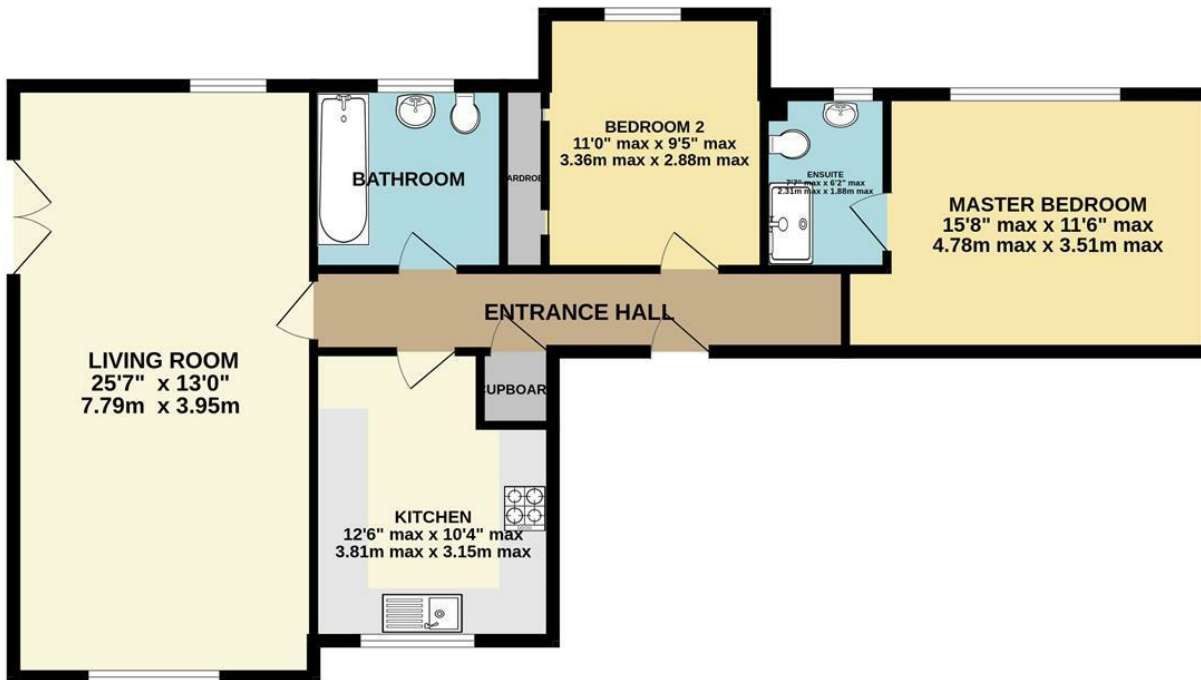
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers 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.



GROUND FLOOR
926 sq.ft. (86.1 sq.m.) approx.



2 BEDROOM APARTMENT

TOTAL FLOOR AREA: 926 sq.ft. (86.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	80	80
25-40	B		
35-40	C		
45-55	D		
55-65	E		
65-75	F		
75-85	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
80-85	B		
85-90	C		
90-95	D		
95-100	E		
100-105	F		
105-110	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC



