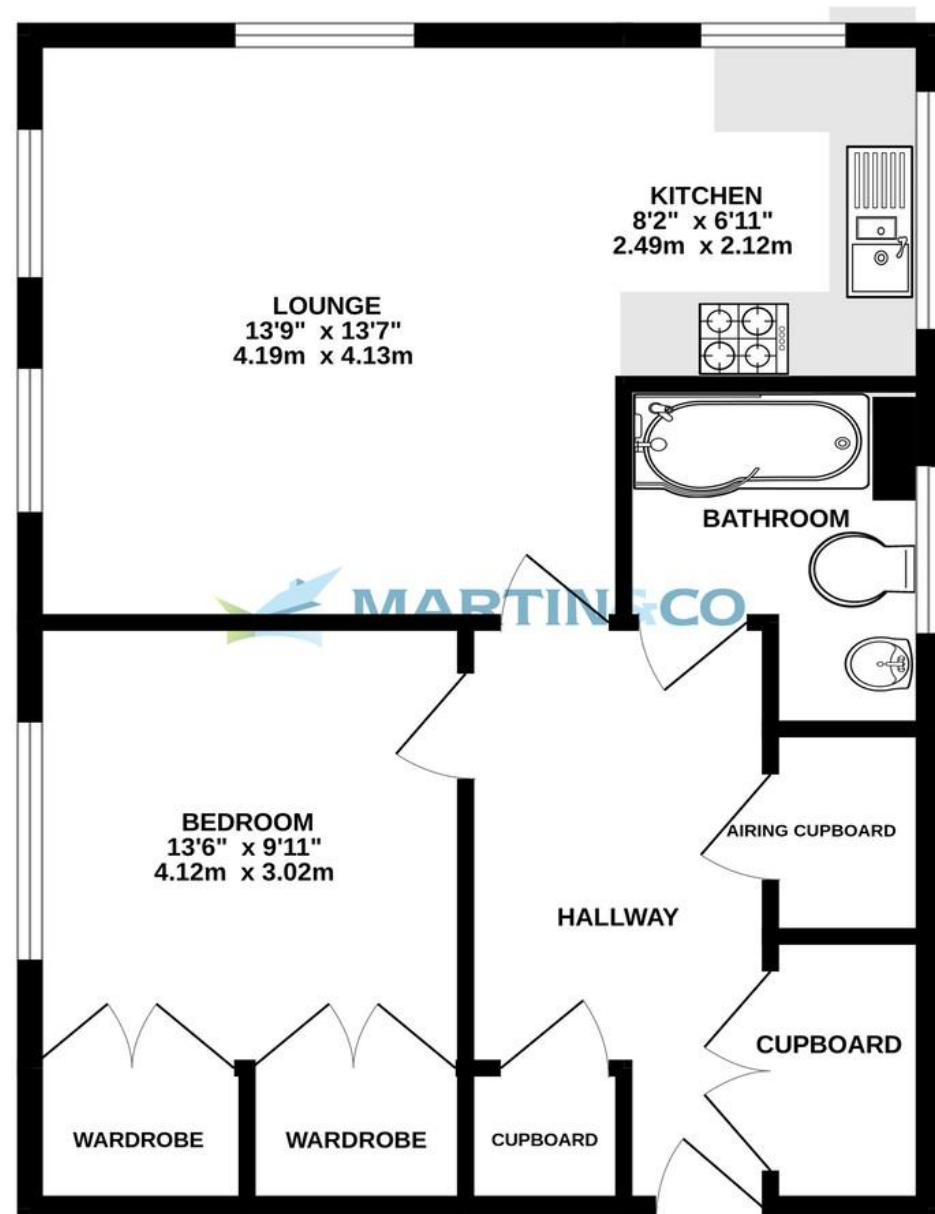




1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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01256-859960

<http://www.martinco.com>



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



Rockbourne Road, Sherfield-On-Loddon, RG27 0SR

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £180,000





Sherfield Park

Asking Price Of £180,000

- No Chain
- Large Bright Living Room
- Fully Fitted Luxury Kitchen
- Bathroom with Shower Over
- Gas Central Heating
- Allocated Parking

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

A one-bedroom apartment in the popular Sherfield Park development, featuring a bright dual-aspect living room with a well-fitted open-plan kitchen, a spacious double bedroom and a luxury bathroom. Allocated parking completes this appealing home.

ENTRANCE HALL Radiator, wall mounted telephone entry system, smoke detector, single storage cupboard, double storage cupboard, cupboard housing water tank.

LOUNGE/DINER 13'9 x 13'7 (4.2m x 4.1m) Dual aspect double glazed windows, double radiator, television aerial point, telephone point, wood laminate flooring

KITCHEN 8'2 x 6'11 (2.5m x 2.1m) Range of wall and base units, roll edge work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, four burner gas hob with electric oven below, feature stainless steel cooker hood, integrated washing machine, cupboard housing boiler, spotlights, wood laminate flooring, part tiled walls, double



glazed window.

BEDROOM 13' 6" x 9' 11" (4.12m x 3.02m) Double glazed window to side aspect, two built-in double wardrobes, double radiator, television aerial point, telephone point.

BATHROOM Comprising 'P' shaped bath with mixer tap and shower over, vanity wash hand basin with base unit and mixer tap, low level wc with push button flush, extractor fan, shaver point, radiator, tiled flooring, spotlights, part tiled walls, opaque double glazed window.

PARKING Allocated parking for 1 car, there is also visitor parking

BUYERS INFORMATION Tenure: Leasehold

Lease Details:
125 years from 1st March 2009. 108 years remaining.



Annual Service Charge: £1,958.08
Annual Ground Rent: £100

Ground rent increases by £100 every 25 years, with the next review date being 1st March 2034

Council Tax Band: B
Basingstoke and Deane
EPC Rating: C
Allocated Parking for 1 Car

AGENT'S NOTE: Please note that the photos were taken before the property was occupied.