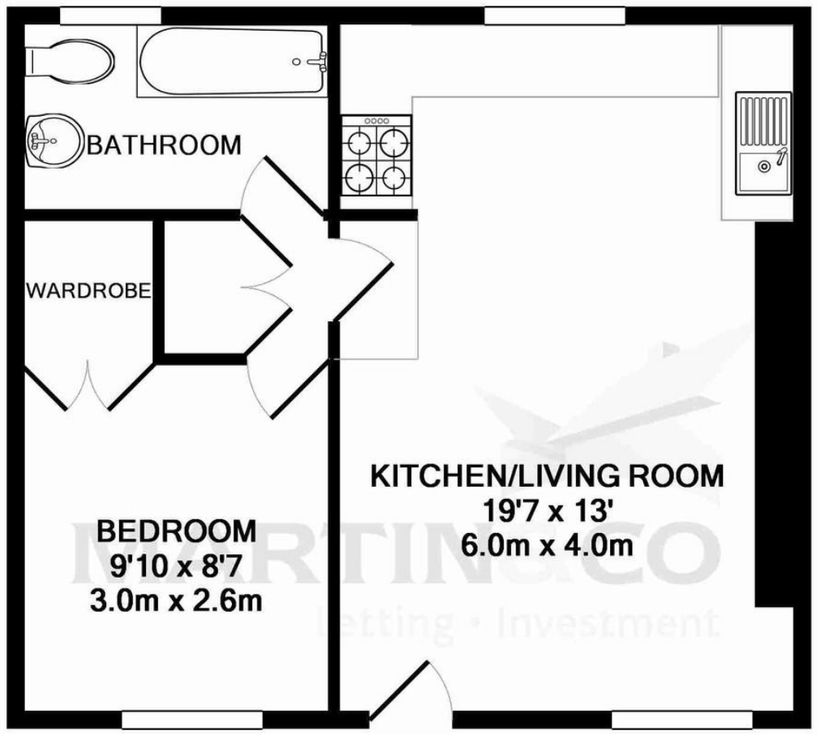


TOTAL APPROX. FLOOR AREA 400 SQ.FT. (37.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016

Martin & Co Basingstoke
26 London Street ● ● Basingstoke ● RG21 7PG
T: 01256-859960 ● E: basingstoke@martinco.com

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, seller(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.

The Property Ombudsman







Windover Mews, Cross Street, RG21 7BP

1 Bedroom, 1 Bathroom, Ground Floor Apartment

Asking Price Of £159,950

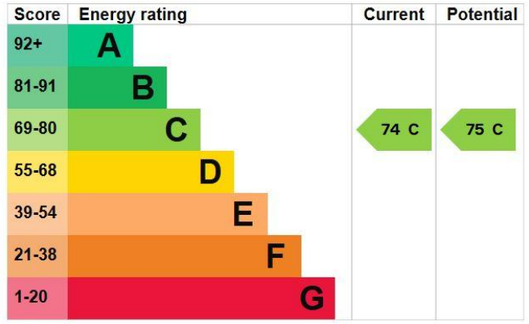


Town Centre

Asking Price Of £159,950

Council Tax band: A

- **19'7 Kitchen/Living Room**
- **Kitchen with Appliances**
- **Double Bedroom with Wardrobe**
- **Luxury Bathroom**
- **Town Centre Location**
- **Gas Central Heating**
- **Patio Area**



A modern ground floor apartment located in the centre of Basingstoke and only a short walk from the train station and shopping centre. The property has many features including a 19'7 lounge/kitchen, gas central heating and a patio area and is just council tax band A.

LIVING ROOM 19' 7" x 13' 0" (6.0m x 4.0m) OPEN PLAN LIVING ROOM/KITCHEN

A spacious open plan living area featuring front and rear aspect windows, wood effect flooring, recessed ceiling spotlights, radiators and an attractive feature fireplace. The generous layout provides ample space for both lounge and dining furniture, creating a versatile area for everyday living and entertaining.

KITCHEN AREA

Fitted with a modern range of contrasting high gloss and wood effect wall and base units, complemented by light coloured work surfaces and matching upstands. The kitchen incorporates a built-in electric oven, four-ring gas hob with stainless steel extractor hood above, stainless steel sink with drainer and mixer tap, together with space and plumbing for a washing machine. Further features include under-cupboard lighting, recessed ceiling spotlights and a window with fitted blinds. Additional storage cupboards and drawers are positioned beneath the window, providing useful extra storage.





BEDROOM 9' 10" x 8' 7" (3.0m x 2.6m) A well-proportioned double bedroom featuring a front aspect window with fitted blinds, allowing plenty of natural light into the room. The bedroom benefits from a built-in double wardrobe providing useful storage, a radiator, recessed ceiling spotlight and fitted carpet. The neutral décor creates a bright and comfortable space with ample room for bedroom furniture.

BATHROOM A well-appointed bathroom featuring a rear aspect window with fitted blinds, a panel-enclosed bath with wood effect surround, wall-mounted shower attachment and glass shower screen. Further fittings include a low-level WC and contemporary wall-mounted wash hand basin with chrome mixer tap. The bathroom benefits from fully tiled walls, tiled flooring, a large wall-mounted mirror, chrome heated towel rail and recessed ceiling spotlights.

FRONT The property benefits from a private, enclosed courtyard area, predominantly laid to paving for ease of maintenance. Bordered by a low-level brick wall with decorative wrought iron railings and established planting beyond, the courtyard provides a pleasant outdoor space with room for seating. The area also features an attractive covered recess, external lighting and a pathway leading to the property's own front entrance door.

MATERIAL INFORMATION Council Tax Band: A
Basingstoke and Deane
EPC Rating: C
NO Parking
Lease term 199 Years from 1/1/2012
Ground Rent £125
Service Charge £1330.10 (to be confirmed via solicitors)



