



Sinclair Drive, Town Centre, Basingstoke, RG21 6AF

**£215,000**



**CHEQUERS**

Independent Estate Agents

## Sinclair Drive, Town Centre, Basingstoke, RG21 6AF

172 YEAR LEASE - CHEQUERS are pleased to marketing modern and well presented first floor apartment, within easy walking distance of the train station and town centre. The accommodation includes 24' entrance hall, open plan living/dining room/kitchen area with a south facing balcony, two bedrooms and a bathrom. Available to purchaser at either 40% share (£86,000) or 100% share (£215,000) and a prompt viewing is recommended. (draft particulars - awaiting vendors approval)

### COMMUNAL ENTRANCE:

Key fob access and intercom, stairs and lift to first floor leading, personal door to -

### ENTRANCE HALL:

Double glazed window, radiator, large storage cupboard.

### LIVING/DINING ROOM/KITCHEN AREA:

22'3" x 15'11" max (6.78m x 4.85m max)

Double glazed French doors to south facing BALCONY, two radiators, open plan to -

### KITCHEN AREA:

Range of eye and base level units, roll edged work surfaces, inset sink unit with mixer tap, fitted oven and hob, plumbing for washing machine, appliance space, concealed gas fired boiler.

### BEROOM ONE:

16'11" max x 10'2" max (5.16m max x 3.10m max)

Double glazed window, radiator.

### BEDROOM TWO:

10' x 8' (3.05m x 2.44m)

Double glazed window, radiator.

### BATHROOM:

8'4" x 6'9" (2.54m x 2.06m)

Suite comprising panel enclosed bath with shower over, glass folding shower screen, low level w.c., pedestal wash hand basin, radiator, extractor fan.

### OUTSIDE:

Allocated parking bay to the rear - 141. Visitors bays nearby.

### LEASE DETAILS:

We have been advsd there are 172 years remaining on the lease. Service charge - £125.45 from 01/04/2026 - reviewed 01/04/2027 Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

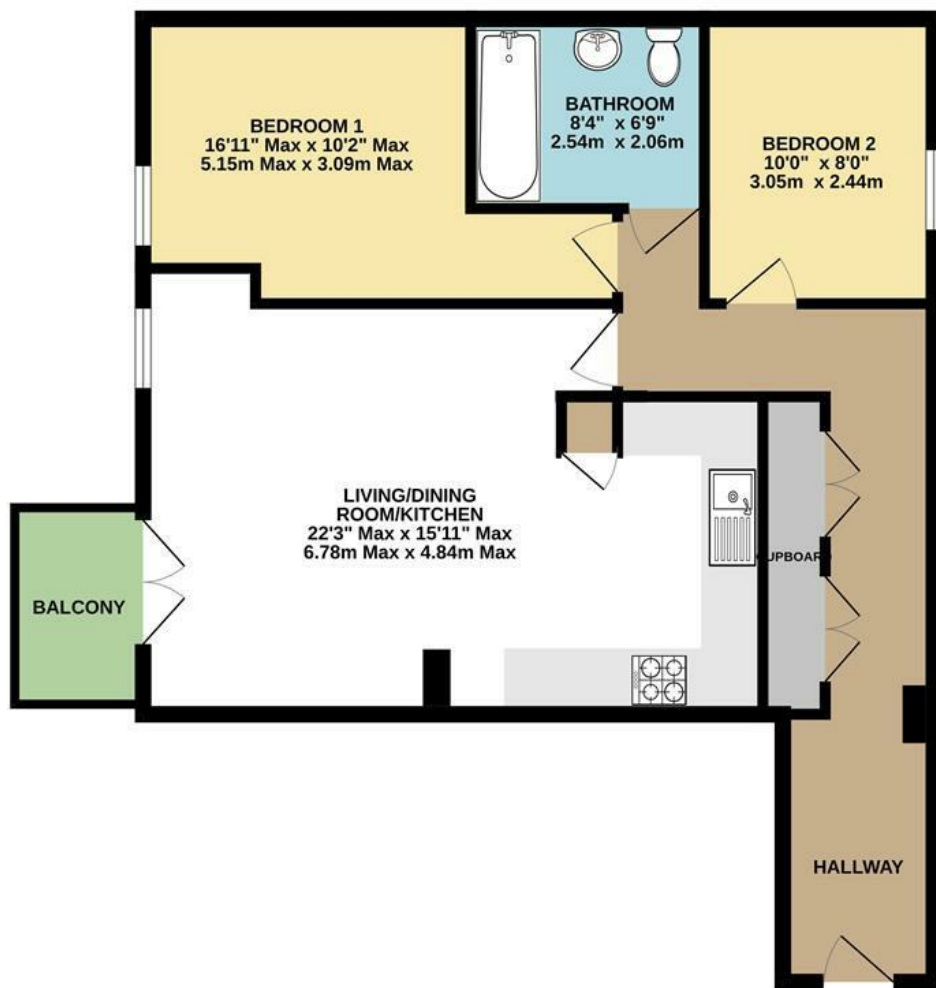
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



# FIRST FLOOR



2 BEDROOM 1ST FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are for information only and are not intended for use as a basis for any decision or mis-statement. This plan is for information only and is not intended for use as a basis for any decision or mis-statement. The services, systems and appliances are shown as they are at the time of the visit and no guarantee is made.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current   Potential
92-100 A	
81-91 B	85   85
69-80 C	
55-65 D	
49-54 E	
41-45 F	
35-39 G	
1-34 Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current   Potential
92-100 A	
81-91 B	
69-80 C	
55-65 D	
49-54 E	
41-45 F	
35-39 G	
1-34 Not environmentally friendly - higher CO <sub>2</sub> emissions	

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