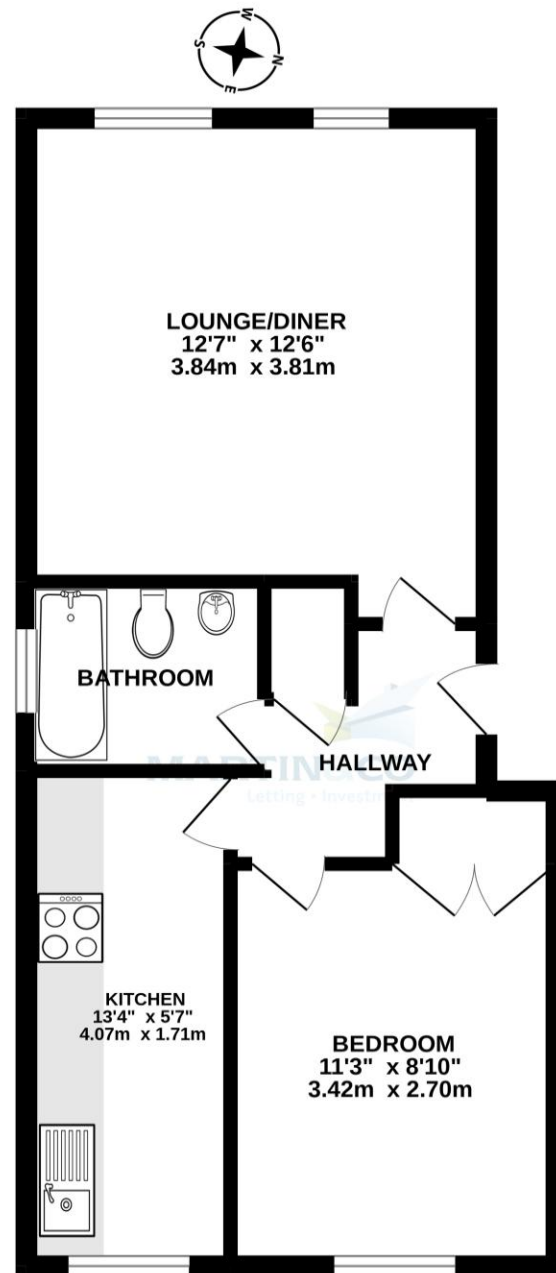


1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.5 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



Flaxfield Court, Basingstoke, RG21 8FX

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £170,000





Flaxfield Court

Asking Price Of £170,000

- Town Centre Location
- Living Room
- Separate Kitchen
- Double Bedroom with Built in Wardrobes
- Bathroom with Shower
- TWO PARKING SPACES
- Offered With No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A one bedroom first floor apartment situated within easy walking distance of the Town Centre and main line railway station. Comprising a double bedroom with wardrobes, living room, kitchen, bathroom and TWO PARKING SPACES.

The flat is reached via a communal front door, shared with one other property, with stairs to a first floor landing

ENTRANCE HALL Doors to all rooms and airing cupboard.

LOUNGE/DINER 12' 7" x 12' 6" (3.8m x 3.8m) Two double glazed windows and electric radiator.

KITCHEN 12' 7" x 12' 6" (3.8m x 3.8m) Double glazed window, stainless steel sink unit with single drainer with cupboard under, further range of matching cupboards and drawers, electric cooker, fridge/freezer, plumbing and space for a washing machine and part tiled walls.

BATHROOM Side aspect frosted window, panelled enclosed bath with mixer taps and shower over, vanity sink unit, low level W.C, half tiled walls

PARKING Parking for TWO cars

KEY FACTS FOR BUYERS Council Tax Band: B



Basingstoke and Deane
EPC Rating: C
TWO Allocated Parking Spaces
Sold with a tenant in situ rent is £995
999 years from 1 January 1980
Peppercorn Rent
The owner informs us its self maintenance
This is a real benefit as you are not having large increasing bills like most leasehold properties.