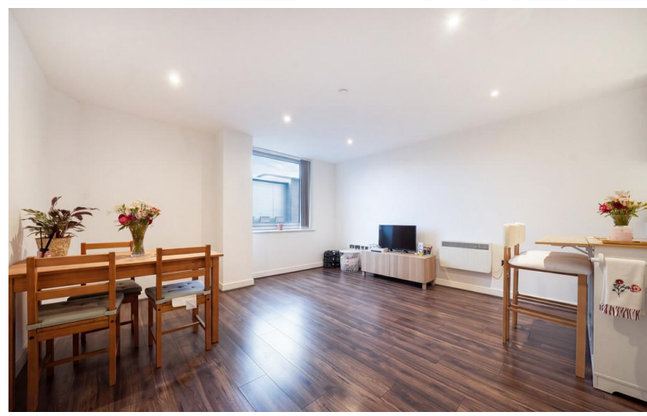


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2019







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

Churchill Way, Basingstoke, RG21 7AA

1 Bedroom, 1 Bathroom, Apartment

Starting Bid £85,000

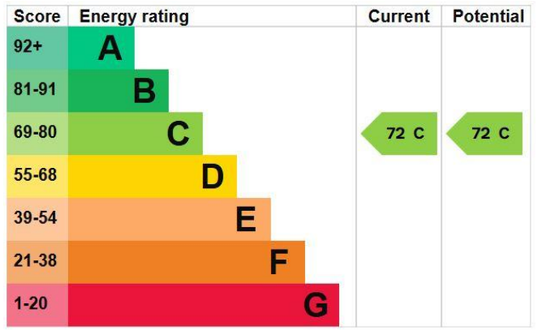


Churchill Place

Starting Bid £85,000

Council Tax band: B

- **Auction**
- **Sold With Tenants in Situ**
- **Investment Buyers**
- **Town Centre Location**
- **Underground Parking**



FOR SALE BY AUCTION. First-floor apartment in the popular Churchill Place development, Basingstoke town centre. Sold with tenant in situ paying £1,150 pcm (£13,800 annually). Benefits from allocated under-building parking and direct private access to Festival Place Shopping Centre.

COMMUNAL ENTRANCE An impressive and spacious communal entrance hall provides access to the apartments via lifts and stairs. The building benefits from a 24-hour concierge service, a communal post room and access to communal grounds.

Solid-core, hardwood-veneered entrance door with spyhole.

ENTRANCE HALL Wood-effect flooring, recessed downlights, video intercom entry system and door to airing cupboard.

LIVING ROOM/KITCHEN 20'4 x 14'5 (6.2m x 4.4m) A spacious and well-presented open-plan living area offering ample room for both lounge and dining furniture. The room benefits from a double-glazed window, attractive wood-effect flooring, recessed ceiling downlights and wall-mounted electric heaters with individual controls.

The contemporary kitchen area is fitted with a range of contrasting high-gloss wall and base units, complemented by work surfaces and a stainless steel sink unit with cupboard beneath. Integrated appliances include a dishwasher, washer/dryer and built-in combination microwave oven, together with a full-size fridge/freezer and electric hob with extractor above.

The open-plan layout provides a practical and versatile living space, with clearly defined areas for cooking, dining and relaxing.

BEDROOM 11'2 x 9'10 (3.4m x 3.0m) A well-proportioned double bedroom featuring large double-glazed windows providing plenty of natural light. The room benefits from a built-in double wardrobe with sliding doors, offering useful storage space, fitted carpet and a wall-mounted electric heater. There is ample space for a double bed and additional bedroom furniture.





BATHROOM A modern bathroom fitted with a white suite comprising an enclosed panelled bath with mixer taps, wall-mounted shower attachment and curved glass shower screen. Low-level WC with concealed cistern and contemporary wash hand basin set within a vanity unit providing useful storage. Further features include tiled walls, a large wall-mounted mirror, recessed ceiling downlights and a heated towel radiator.

PARKING The property benefits from an allocated parking space situated within the secure undercroft parking area beneath the building, providing convenient parking with sheltered access

Tenure

Leasehold

Lease

From 1 January 2019 expiring on 31 December 2168 - 142 years remaining.

Tenancies

Currently let at £1,150 pcm

Ground rent and service charge

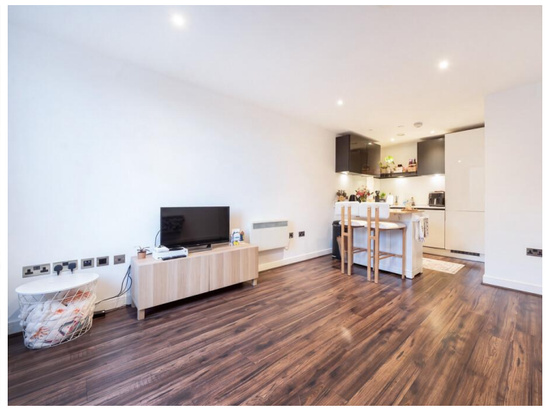
Ground Rent: £350 (£175 paid half yearly)
Service Charges: £3,928.98 (£1,964.19 paid half yearly)

Please see legal pack for further details.

EPC rating

C





Council tax band B - Basingstoke and Deane

AUCTION DETAILS This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional