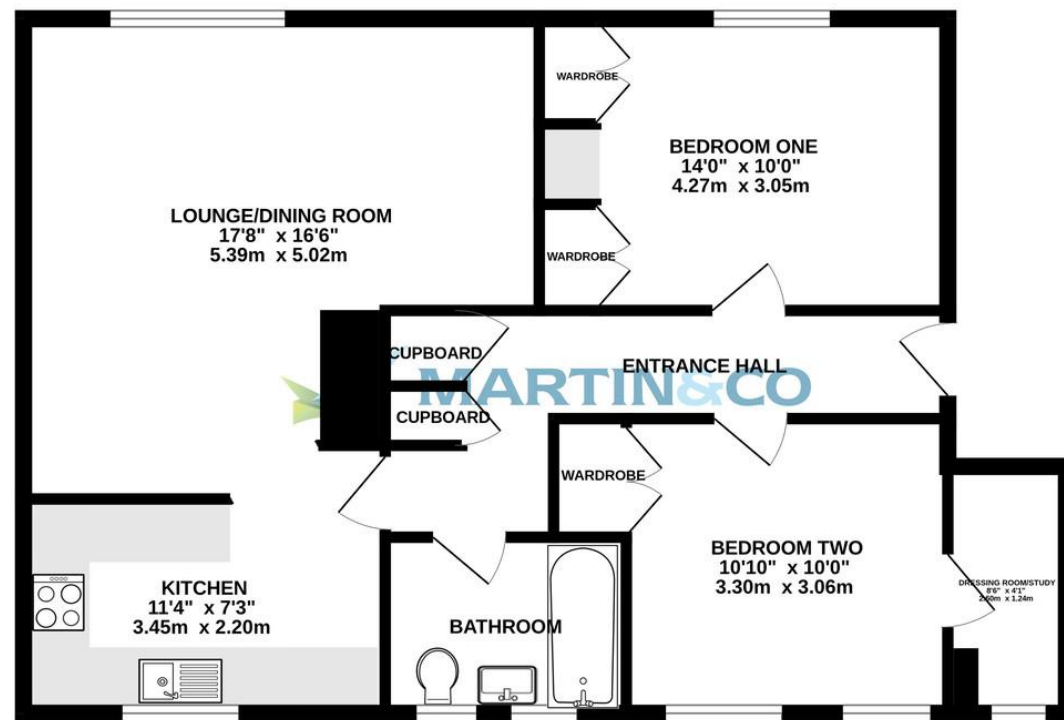


778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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FOR SALE



Martin & Co Basingstoke

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<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.



Melrose Walk, Basingstoke, RG24 9HG

2 Bedrooms, 1 Bathroom, Top Floor Apartment

Asking Price Of £154,950





Popley

Asking Price Of £154,950

- Two Double Bedrooms
- Extra Large Lounge/Diner
- Good Size Kitchen
- Re-Fitted Bathroom
- Lots of Communal Parking
- No Chain
- Low Service Costs

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

NO CHAIN. A two double bedroom top floor apartment with many features including a good size kitchen, re-fitted bathroom, and an extra large lounge/diner. This property is ideal for professional sharers as both the bedrooms are large and one even has a walk-in wardrobe.

COMMUNAL ENTRANCE HALL Rear access door and stairs (no lift)

FRONT DOOR TO

ENTRANCE HALL Smoke alarm, cupboard housing shelf and fuse box and further cupboard with shelving.

KITCHEN 11'4" x 7' 4" (3.45m x 2.2m) Rear aspect double-glazed window overlooking the surrounding area. The kitchen is fitted with a range of matching eye and base level units with work surfaces over, incorporating a stainless steel sink unit with mixer tap and drainer. Built-in electric oven with electric hob and extractor hood above. Space for appliances including fridge/freezer, washing machine and tumble dryer. Part tiled walls and wood-effect flooring. Open archway leading through to the lounge/dining room, creating a more open plan feel.

LOUNGE/DINING ROOM 17'8 x 16'3 (5.4m x 5m) Spacious living area with a large front aspect double-glazed window allowing for good natural light. The room offers ample space for both living and dining furniture, making it a versatile main reception area. Fitted carpet,



electric heater and wall-mounted intercom system. Open archway leading through to the kitchen, creating a sociable layout.

BEDROOM 1 Front aspect double glazed window. Fitted wardrobes including a double wardrobe and a triple wardrobe and chest of draws. There is also an electric heater.

BEDROOM 2 10'10 x 10'0 (3.3m x 3.1m) Double bedroom with a rear aspect double glazed window. The room benefits from a built-in double wardrobe and fitted carpet. Electric heater and door leading through to a separate dressing room, providing additional storage space.

DRESSING ROOM/STUDY 8'6 x 4'1 (2.6m x 1.2m) Rear aspect double glazed window and hanging space.

BATHROOM Fitted with a three-piece suite comprising panel enclosed bath with a shower over and a glass screen, a pedestal wash hand basin and low level W.C. Two rear aspect double-glazed windows. Fully tiled walls and tiled flooring, with a chrome heated towel rail.

PARKING On a first come first served basis.



BUYERS INFORMATION Council Tax Band: B Basingstoke and Deane EPC Rating: E from 1 August 1994 expiring on 29 May 2113 (87 years remaining) Ground Rent £10 per year Service Charge Approx. £424.68 per year On Road Parking