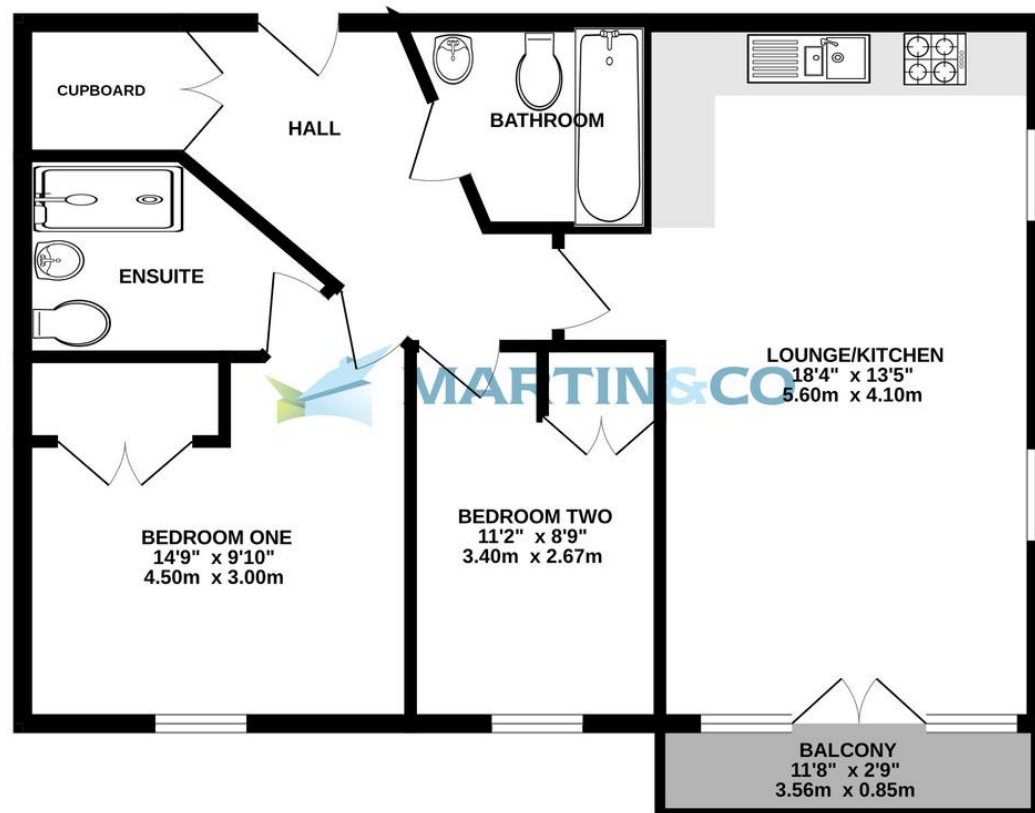


GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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**

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, 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.



**Sinclair Drive, Basingstoke, RG21 6AE**

**2 Bedrooms, 2 Bathrooms, Apartment**

**Asking Price Offers over £200,000**





## Sinclair Drive

Asking Price offers over £200,000

- Two Bedrooms
- Bathroom and En-Suite
- 22' Open Plan Living Room
- Kitchen with Integrated Appliances
- Balcony
- Allocated Parking
- Ground Floor

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

A beautifully presented ground floor, two bedroom apartment, located in the popular Sinclair Drive development, just a short walk from the town centre and train station.

Comprising two bedrooms, one with en-suite shower room, large open plan living space with balcony overlooking the green, kitchen with appliances, bathroom and allocated parking.

Viewing is highly recommended.

**HALL** Security access phone, airing cupboard and laminate flooring.

**LIVING ROOM** 18' 4" x 13' 1" (5.6m x 4.0m) Side and rear aspect windows, doors to the balcony overlooking the green, radiator and laminate flooring.

**KITCHEN AREA** A range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob, fridge/freezer, slimline dishwasher, washing machine and laminate flooring.

**BEDROOM ONE** 14' 9" x 9' 10" (4.5m x 3.0m) Rear aspect window, wardrobe, radiator, laminate flooring and a door to the en-suite.

**EN-SUITE SHOWER ROOM** Large shower cubicle, wash hand basin, low-level WC, radiator and vinyl floor.



**BEDROOM TWO** 11' 1" x 8' 9" (3.4m x 2.67m) Rear aspect window, wardrobe, radiator and laminate flooring.

**BATHROOM** Bath with shower over, low-level WC, wash hand basin, radiator and vinyl floor.

**PARKING** Allocated parking for one car.

**MATERIAL INFORMATION** Tenure: Leasehold  
Lease Details:  
125 Years from 1st May 2010, with 109 years remaining

Ground Rent: £196 per annum. Reviewed every 10 years. Next review date is 1st May 2030.

Service Charge: £2051.02 Per Annum

EPC Rating: C  
Council Tax Band: C  
Basingstoke and Deane

