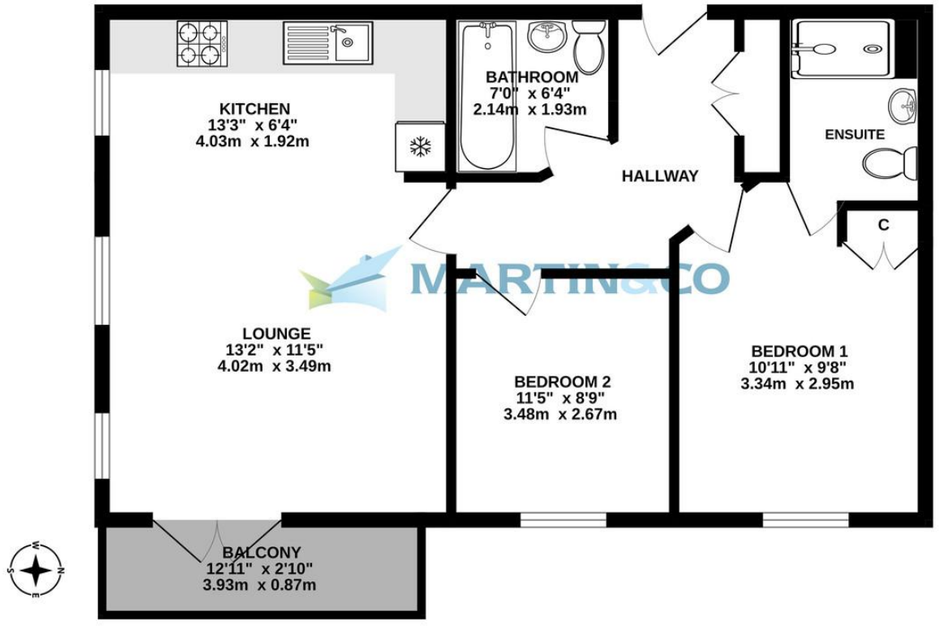
1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 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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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

Sinclair Drive, Basingstoke, RG21 6AE

2 Bedrooms, 2 Bathrooms, Apartment

Asking Price Of £179,950

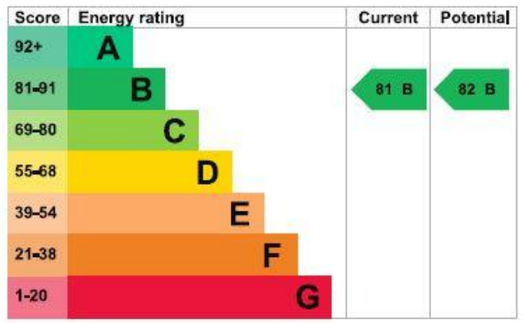


Sinclair Drive

Asking Price Of £179,950

Council Tax band: C

- **First Floor Apartment**
- **Lift**
- **Lounge with a Balcony**
- **En-Suite Shower Room**
- **Gas Central Heating**
- **Popular Location**
- **Allocated Parking**



A well-presented two double bedroom apartment offering a spacious open-plan living and dining area with a Juliette balcony, a modern fitted kitchen, an en-suite shower room to the principal bedroom, and a separate family bathroom. Further benefits include allocated parking and the advantage of being offered to the market with no onward chain.

COMMUNAL FRONT DOOR TO

COMMUANL ENTRANCE The property benefits from a secure communal entrance with residents' post boxes and a lift serving all floors.

FRONT DOOR TO A welcoming entrance hall providing access to all principal rooms. Features include a secure entry phone system, useful airing/storage cupboard housing the hot water cylinder, and a radiator.

KITCHEN AREA Modern fitted kitchen with a range of wall and base units and complementary work surfaces incorporating a stainless steel sink and drainer. Fitted with an integrated oven, four-ring gas hob with extractor hood over, integrated fridge/freezer and washer/dryer. Wall-mounted gas boiler concealed within a matching cupboard. Open plan to the living/dining area, benefiting from plenty of natural light.

LOUNGE A bright open plan living/dining room with two front aspect windows and French doors opening onto a Juliet balcony, allowing plenty of natural light. Offering ample space for both lounge and dining





furniture, with an opening leading to the fitted kitchen. Radiator.

BEDROOM 1 A good sized double bedroom with a window providing natural light. Benefiting from a built-in double wardrobe with hanging rail and shelf, offering useful storage. Radiator.

ENSUITE Fitted with a white three-piece suite comprising a double shower enclosure with thermostatic shower, pedestal wash hand basin and low-level WC. Part tiled walls, heated radiator, extractor fan and shaver point.

BEDROOM 2 A double-glazed window, fitted carpets and radiator.

BATHROOM A modern white three-piece bathroom suite comprising a panel enclosed bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Finished with part tiled walls, vinyl flooring, radiator and extractor fan.

BALCONY Accessed directly from the living area via French doors, the private balcony provides an ideal space for a bistro table and chairs, perfect for enjoying a morning coffee or relaxing outdoors. Enjoying an elevated position with pleasant open views across the surrounding development and mature trees, it offers a peaceful outdoor retreat

PARKING Allocated parking for 1 car

Tenure: Leasehold

LEASE DETAILS
Term: 125 years from 1 May 2010 - 110 years remaining.
Service Charge: £2157.24

GROUND RENT
Ground Rent: £198 annually
Next Review Date: 1st May 2030
Ground Rent Provisions: Reviewed every 10 years, with reference to Capital Value, and with a minimum increase based on RPI.

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



