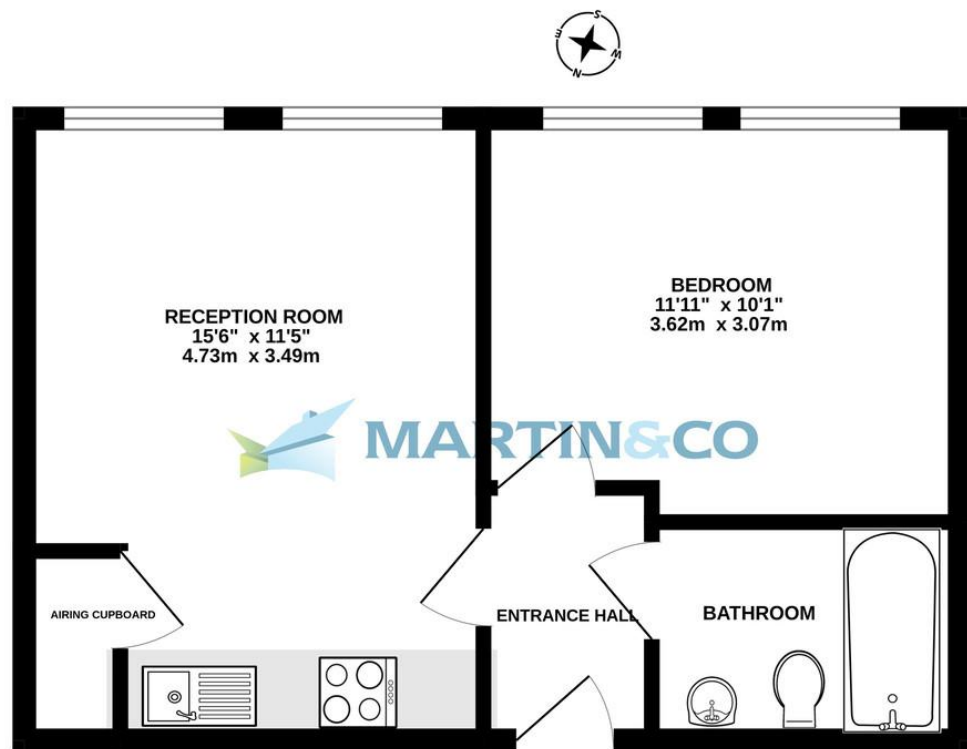


TOP FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 362 sq.ft. (33.6 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.



Wella House, Wella Road, RG22 4FQ

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £99,950





## Wella House

Asking Price Of £99,950

- Top Floor Apartment
- One Double Bedroom
- Open Plan Kitchen/Living Room
- Parking for One Car
- Sold with a Tenant in Situ
- Popular Location for Tenants

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### CASH BUYERS ONLY.

A well-presented, fully furnished one-bedroom top floor apartment, offered to landlords as a ready-made investment with a tenant in situ.

The property features a spacious open-plan living area with fitted kitchen and appliances, a modern bathroom, and a bright double bedroom. It is presented in good condition throughout, with laminate flooring, double glazing, and electric heating.

Additional benefits include lift access, secure entry with intercom, an airing cupboard for storage, and allocated parking to the rear.

The apartment is being sold as a tenanted investment, making it an ideal opportunity for landlords seeking a straightforward addition to their portfolio.

**COMMUNAL ENTRANCE HALL** Secure entry system with intercom, communal sitting area and mailboxes. Lift and stairs to all floors.

### FRONT DOOR TO

**HALLWAY** Welcoming hallway with laminate flooring, security entrance phone, and a mains-wired smoke detector.

**RECEPTION ROOM** 15' 6" x 11' 5" (4.72m x 3.48m) This bright and spacious open-plan room features wood-effect laminate flooring and two large rear-aspect



double-glazed windows, allowing plenty of natural light. The kitchen area is fitted with a range of gloss white eye-level and base units, including a stainless steel sink with drainer and chrome mixer tap, under-cabinet lighting, a built-in electric oven with ceramic hob and stainless steel extractor fan, a built-in fridge, and a washer/dryer.

The living area is furnished with a grey two-seater sofa, matching black glass coffee table and TV stand, a large wall-mounted mirror, and a stylish ceiling light fitting. There is also an airing cupboard housing the hot water cylinder, as well as a wall-mounted electric heater for warmth and comfort.

**BEDROOM** 11' 11" x 10' 1" (3.63m x 3.07m) A bright and well-proportioned double bedroom with two rear-aspect double-glazed windows offering pleasant views and natural light. The room is furnished with a white double bed frame and mattress, two matching bedside tables, and a double wardrobe. It features wood-effect laminate flooring, neutral décor, and a wall-mounted electric heater.

**BATHROOM** A modern and stylish bathroom fitted with a three-piece white suite comprising a panel-enclosed bath with mixer taps, shower attachment and curved glass screen, a pedestal wash hand basin with tiled splashback, and a low-level WC. Additional features



include a wall-mounted chrome heated towel rail, electric shaver point, recessed downlights, and wood-effect flooring throughout.

**PARKING** Allocated Parking for One car to the rear of the property.

### KEY FACTS FOR BUYERS

Tenure Leasehold  
 Lease Term: 125 years from 1st January 2014  
 Ground Rent: £200 per year  
 Current Service Charge: £1768.58 (for the last 12 months)  
 Council Tax Band: B  
 Basingstoke and Deane  
 EPC Rating C  
 Sold with a tenant in Situ paying £950 per month  
**FURNISHED**  
 Allocated Parking for 1 Car

