



Winterthur Way, Town Centre, Basingstoke, RG21 7UB
Guide Price £150,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this first floor apartment situated a short distance from the town centre and main line railway station. An ideal first time or investment purchase, the accommodation includes living room with wrap around balcony, modern fitted kitchen with integrated appliances, double bedroom and bathroom.

Agents Note . Please be aware the block is currently under going maintenance so has scaffolding up at the moment . Front elevation shot is therefore a library photo of the development.

COMMUNAL ENTRANCE HALL:

Stairs and lift to first floor, front door to -

ENTRANCE HALL:

Wall mounted electric heater, airing cupboard, storage cupboard with meters, laminate flooring.

LIVING ROOM:

19'5" x 15'9" (5.92m x 4.80m)

Laminate flooring, wall mounted heaters, entry phone system, patio doors to wrap around balcony, open plan to -

KITCHEN:

7'9" x 8'7" (2.36m x 2.62m)

Range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted hob with extractor over, fitted oven with cupboards above and below, integrated fridge and freezer, appliance space, laminate flooring, spotlights.

DOUBLE BEDROOM:

16'10" max x 8'8" (5.13m max x 2.64m)

Built-in double wardrobe, French doors with Juliet balcony, wall mounted electric heater.

BATHROOM:

7'4" x 6'5" (2.24m x 1.96m)

White suite comprising panel enclosed bath with mixer tap and shower over, shower screen, wash hand basin, low level w.c., heated towel rail, extractor fan, spotlights, tiled surrounds.

COUNCIL TAX:

Band C

LEASE DETAILS:

We have been advised there are approximately 104 years remaining on the lease. Ground rent - £150.00 per annum, reviewed annually in January. Service charge - £2159.00 per annum, reviewed annually in November. Prospective purchaser should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

PARKING:

One allocated parking space in the multi-storey car park - first space on the right.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1 BEDROOM FIRST FLOOR

TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission or mis-statement have not can be given prospective purchasers.



