



John Hunt Drive

Basingstoke RG24 9TX

Description

This stylish modern second floor apartment is offered for sale with no onward chain. It has an elevated position and views out over trees and rooftops, with a west facing balcony to enjoy afternoon and evening sunshine.

The apartment has an attractive contemporary kitchen with integrated appliances including a gas hob, built-in oven, washing machine, dishwasher and fridge freezer (purchased in March 2024). It also benefits from a water softener and filtered water with separate drinking water tap. There is open access into a large living room which has French doors to the balcony and a deep picture window drawing in lots of natural light.

Both bedrooms are double sized and have fitted wardrobes. There is an ensuite shower room to bedroom one and large bathroom off the hallway (both with newly fitted showers), which has a bath with a shower and screen over.

The apartment has one allocated parking space and there are non-allocated visitor spaces.

The property is leasehold with a 125 year term from the 1st January 2010. The vendors state the current service charge is £194.30 per month and the ground rent is fixed at £250 – these details to be verified by the purchaser's Solicitors.



Winkworth

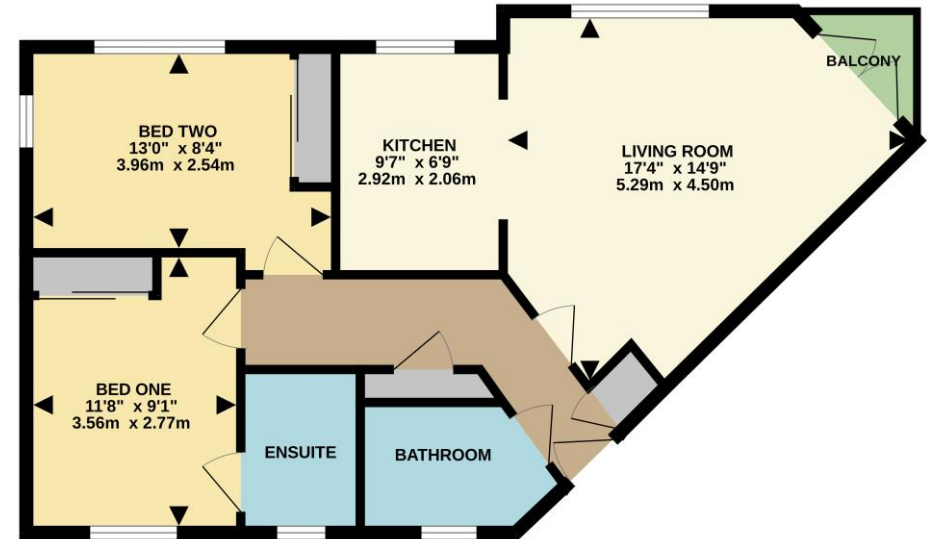
Accommodation

- Hallway
- Living room
- Kitchen
- Two double bedrooms
- En-suite shower room
- Bathroom
- Balcony
- Allocated parking space
- Gas fired central heating (new boiler April 2023 – under warranty until 2028)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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