



# John Hunt Drive

Basingstoke RG24 9TX

## Description

This stylish two bedroom ground floor apartment offers spacious accommodation and is available with no onward chain!

It has a large open plan kitchen and living area with plenty of natural light from French doors and full length windows, reflected off the contemporary floor tiling. The kitchen has integrated appliances including a gas hob, built-in oven, slimline dishwasher, washing machine and fridge/freezer.

There are two double bedrooms, both with built-in wardrobes, an en-suite shower room and a family bathroom.

Externally, there is one allocated parking space with further visitor spaces and on-street parking.

The property is leasehold with a 125 year term from the 1<sup>st</sup> January 2010. The current ground rent is £500 pa and the service charge for 2024 is £2390.76.



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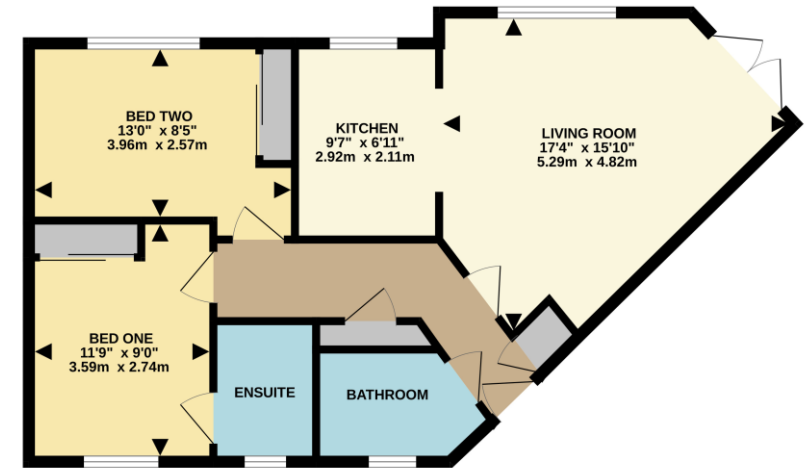
## Accommodation

- Entrance hall
- Living room
- Kitchen
- Two double bedrooms
- En-suite shower room
- Bathroom
- One allocated parking space
- Gas fired central heating

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

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



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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## Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE  
01256 811730 | basingstoke@winkworth.co.uk  
[winkworth.co.uk/Basingstoke](http://winkworth.co.uk/Basingstoke)

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