



Edison Place

18 Winchester Road Basingstoke RG21 8AB

Description

This stylish loft style second floor apartment has spacious accommodation throughout and is conveniently situated close to Basingstoke's town centre, within walking distance of the train station.

The open plan kitchen/living room is an attractive space with plenty of room to spread out. The kitchen has white, high gloss finish units with soft closing cupboards and drawers. Integrated appliances include a gas hob, electric oven and grill, dishwasher, fridge/freezer and washing machine.

Both bedrooms are doubles, with fitted wardrobes in the largest. The shower room is stunning with a dual function shower, wc and hand basin.

Externally, there is one allocated parking space with one visitors parking permit on a first come, first served basis.

Heating and hot water are provided by a gas fired boiler.



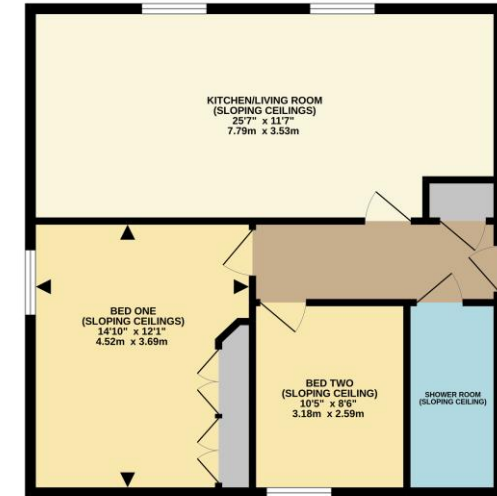
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Accommodation

Entrance hall
Kitchen/living room
Two double bedrooms
Shower room
One allocated parking space
Lease details as provided by the current owner:
125 years from 24th June 2016
Service charge £2,400 per annum and
Ground rent £250 per annum

All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, levels and any other detail are approximate and no responsibility is taken for any errors or omissions in this document. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and fittings shown on this plan are not intended to be guaranteed. All details are subject to inspection of the property.
Made with Metaphor (2022) 10/2022



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