



# Heathcote 63 Worting Road Basingstoke, RG21 8TZ

## Description

A perfectly positioned one bedroom ground floor apartment in a small development of five properties, within easy walking distance to Basingstoke's Town Centre and local amenities.

The communal front door leads into a large hallway with access to the flat front door. There is a small hallway, which leads to the kitchen and living/dining room.

The kitchen has appliances with some worktop counter space plus shelving for additional storage.

The living/dining room has a lovely bay window adding some character, from here you walk through an inner hall which could be used as a study area.

The bedroom is located at the rear of the property with built in wardrobes and a door out to the rear communal gardens.

To finish of the accommodation there is a white bathroom suite and two additional storage cupboards.

Outside here is one parking space.




**Winkworth**

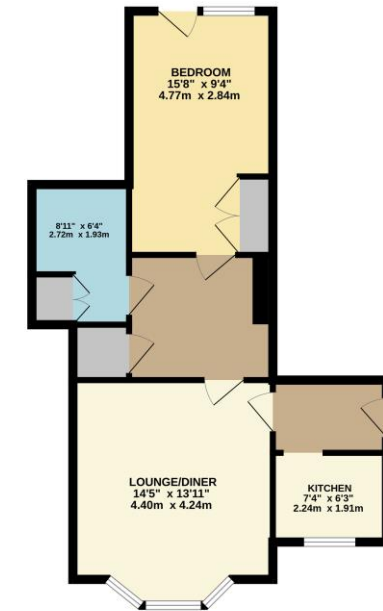
## Accommodation

Hallway  
 Living/dining room  
 Kitchen  
 Double bedroom  
 Bathroom  
 Allocated parking space  
 Leasehold details: 120 years remaining,  
 insurance share was £350 this year and we  
 pay about £30 per quarter for shared area  
 cleaning costs – this information will need to  
 be verified.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>76</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>46</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

GROUND FLOOR  
 532 sq. ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, floors 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Basingstoke Office

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