



John Hunt Drive

Basingstoke Hampshire RG24 9TX

Description

A stylish, modern and spacious ground floor two bed apartment with an en-suite shower room and two double bedrooms.

The living room has a really nice feel to it with angled walls creating lots of interest and a triple aspect bringing in plenty of natural light, enhanced by French doors that lead out to the patio.

The kitchen is open plan to the living room and this is fitted with good cupboard space and has a built-in gas hob and electric oven together with an integrated fridge/freezer, washer/drier and dishwasher.

There is also a family bathroom that has a modern white suite.

Externally, there is one allocated parking space with ample visitor spaces.



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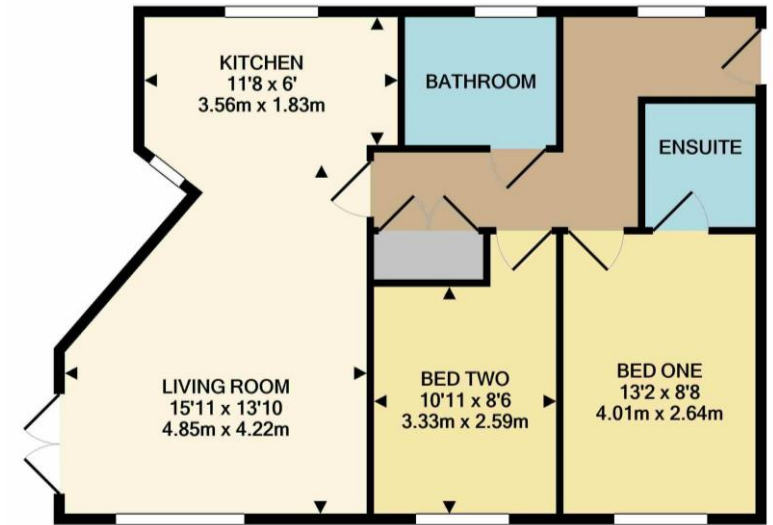
Accommodation

- Entrance Hall
- Kitchen Area
- Living Area
- Two Double Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Outside Patio Area
- Allocated Parking Space
- Lease details – lease term 125 from 1st January 2011, Ground rent is £250.00 per year and service charge is £183 per month (information provided by the owner).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100)	A		
(61-81)	B		
(39-60)	C		
(15-38)	D		
(9-14)	E		
(1-8)	F		
(0-7)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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