



Appleton Drive

Marnel Park Basingstoke RG24 9RX

Description

A delightful, modern and light top floor apartment with an en suite shower room and two double bedrooms.

The living area is bright and airy with French doors to a balcony. A fully equipped kitchen is to one end with a large granite breakfast bar.

The main bedroom has built in wardrobes plus the ensuite shower room and there is a modern white suite in the family bathroom.

There are two large storage cupboards in the hallway.

Externally, there is one allocated parking space and local amenities within walking distance.

The property is leasehold with a 125 year term from the 1st January 2008. The seller states that the ground rent and service charge for 2023 is £400 and £2,864 respectively. The purchaser's Solicitor would need to verify these.



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Accommodation

Hallway
Living room
Kitchen
Two bedrooms
En-suite
Bathroom
Balcony
Allocated parking space

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. 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		
(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
566 sq. ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq. ft. (52.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, Winkworth does not accept any responsibility for any errors or omissions in this document. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given. Approved by Winkworth 12/2021



Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE
01256 811730 | basingstoke@winkworth.co.uk
winkworth.co.uk/Basingstoke



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