



Monarch Close

Hatch Warren Basingstoke RG22 4XA

Description

This spacious two bedroomed apartment is set over two floors and offers plenty of room together with an amazing amount of storage. It is set in a popular area on the south western side of town with plenty of amenities close at hand.

The first floor level has a decent size lounge/diner with a modern kitchen off to the side, which has appliances including a gas hob, built-in oven, dishwasher, fridge/freezer and washing machine. Also on this level are the second bedroom and a bathroom with a bath, hand wash basin and wc.

Heading up to the second floor there is a shower room and the main bedroom with wardrobes and deep storage cupboards – it also has far reaching views out over trees and rooftops.

Externally, there is a good size garden to the side of the building, which is laid with shingle.



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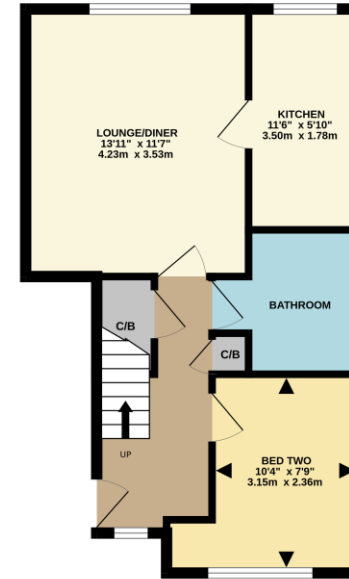
Accommodation

- Hallway
- Lounge/diner
- Kitchen
- Two bedrooms
- Bathroom
- Shower room
- Garden
- Unfurnished
- On street parking
- Gas fired central heating

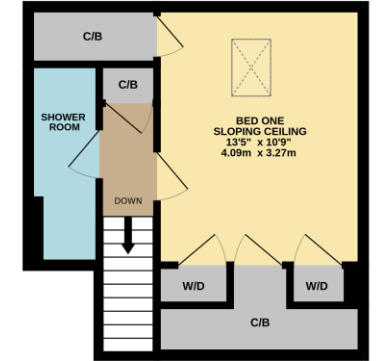
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



SECOND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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