



Clarendon House

9-11 Church Street Basingstoke RG217QG

Description

This top floor penthouse apartment is set within a conversion of just thirteen properties right in the very heart of Basingstoke's 'Old Town Centre', just a short stroll from the 'Festival Place' shopping centre and the railway station (with mainline services into London Waterloo of around 45 minutes).

There is a secure video entry system leading from the street into a grand communal entrance hall, with a lift and stairs.

Inside the apartment, the kitchen/living room has 'tri-fold' doors opening out onto a large balcony with views out over the town. The high gloss finish kitchen has integrated appliances and long work surfaces.

There are two bedrooms (one with an en-suite shower room) and a luxurious bathroom suite.

There are two parking spaces set to the rear of the building, which can be included at an additional charge.

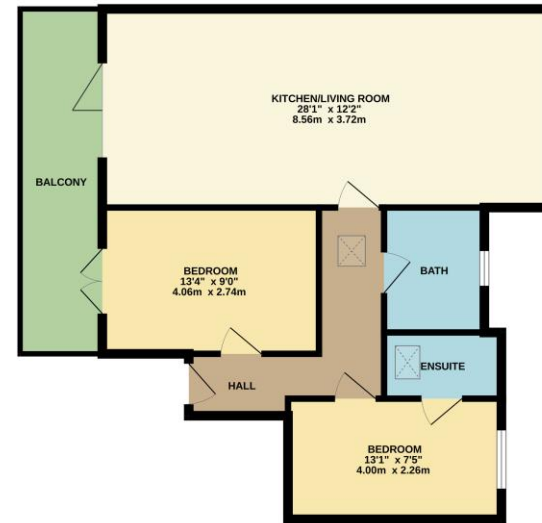
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Accommodation

Entrance hall
 Kitchen/living room
 Two bedrooms
 En-suite shower room
 Bathroom
 Balcony
 Two parking spaces
 Furnished

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.

TOP FLOOR
 712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for only prospective purchasers. The services, appliances and equipment shown have not been tested and no guarantee can be given. (adapted from NPS2012)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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	

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