



Monarch Close

Hatch Warren Basingstoke RG22 4XB

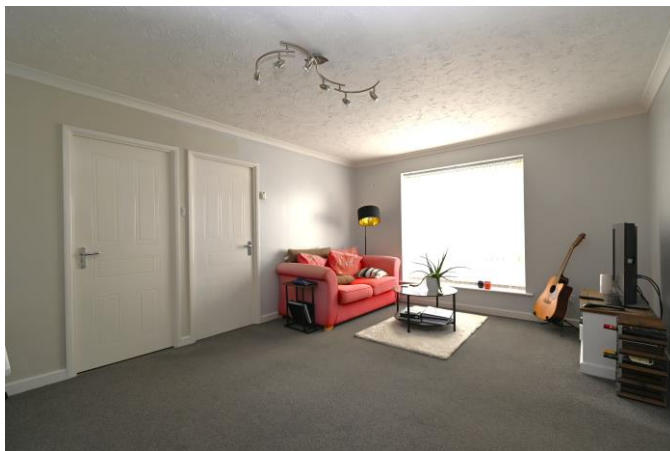
Description

These 'Coach House' style apartments offer something a bit different – they are to all intents and purposes detached and have accommodation over two floors including a garage. It is offered with no onward chain!

The property has a large entrance hall on the ground floor with an internal door into the garage. To the rear is a large utility room. There are spiral stairs that lead up to the first floor landing.

The central twin aspect lounge/diner is a decent sized sociable space. The kitchen has integrated appliances including a built-in oven and hob together with wall and base mounted storage cupboards. There are two double bedrooms with the largest having built-in wardrobes and the bathroom has a bath with a shower and screen over.

The property is leasehold with a 125 year lease dating from 4th April 2014. The seller has stated the ground rent as £150 per annum with no service charge, which would need to be verified by the purchaser's Solicitor.



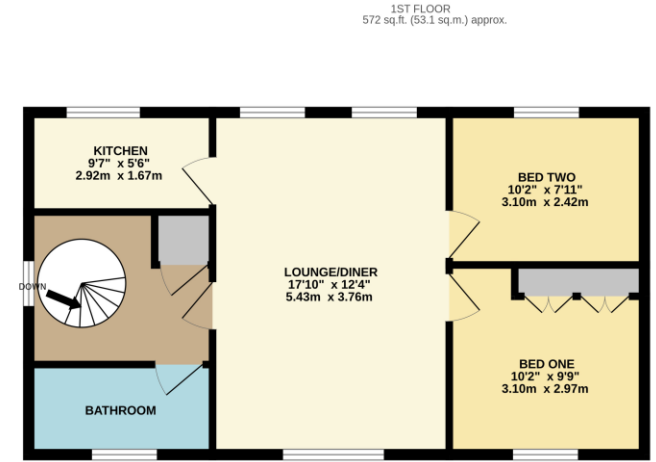
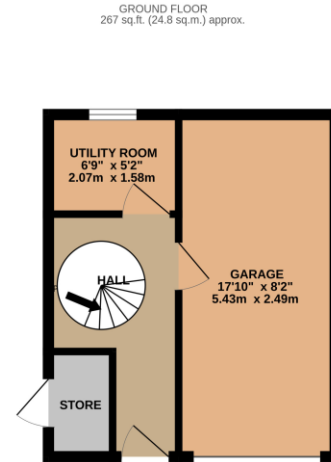
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Accommodation

- Entrance hall
- Utility room
- Kitchen
- Lounge/diner
- Two double bedrooms
- Bathroom
- Garage
- Drive for one car
- Outside store cupboard

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		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	70
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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 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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