



NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this well presented third floor two bedroom apartment within walking distance of Basingstoke town centre and Railway Station.

The property is comprised of an entrance hallway leading to all rooms which include an open plan living area with a fitted kitchen, bathroom and two good size bedrooms with the mast bedroom benefitting from an ensuite shower room.

Further benefits of the apartment include double glazing and integrated appliances in the fitted kitchen.

Externally the property benefits from allocated parking and access to additional visitor spaces.

Location: Winterthur Way is located near the centre of Basingstoke and is just approximately a five to ten minute walk from the town centre which and Railway Station which has a Main Line service to London Waterloo. The town centre offers diverse shopping and restaurant dining within Festival Place. The central position provides easy access to the A339 and M3 junction 6.

Tenure: Leasehold with circa 102 years remaining on the current lease.

Service and maintenance charge: £207.53 per month.

Ground rent: £175 per year.


EPC Rating: B

Local Authority: Basingstoke & Deane Borough Council - Band C

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.

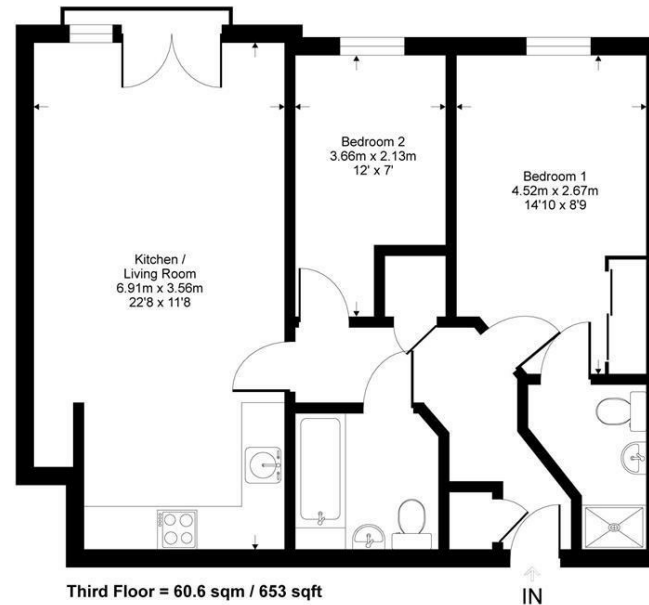




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Winterthur Way

Approximate Gross Internal Area = 60.6 sq m / 653 sq ft



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.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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