

**SANSOME  
&GEORGE**

sansomeandgeorge.co.uk



**10 Phoenix Court, Kingsclere, Newbury, Hampshire, RG20 5PH**

**Offers Over £99,500 Leasehold**

Sansome & George - Located in the very sought after village of Kingsclere is this GROUND FLOOR STUDIO apartment. The property is offered with No Onward Chain and would make an ideal investment or first time purchase. The accommodation offers a living room/bedroom, kitchen and shower room. Outside you will find an allocated parking space for one car. Local shops and public houses are within a short walk is a bus stop. An internal viewing of this property is highly recommended to avoid disappointment!

EPC EER - C

Council Tax Band - A

Council - Basingstoke & Deane

Lease length - until June 2176

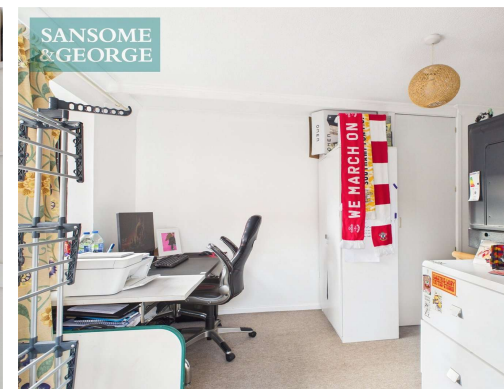
No Ground Rent (peppercorn)

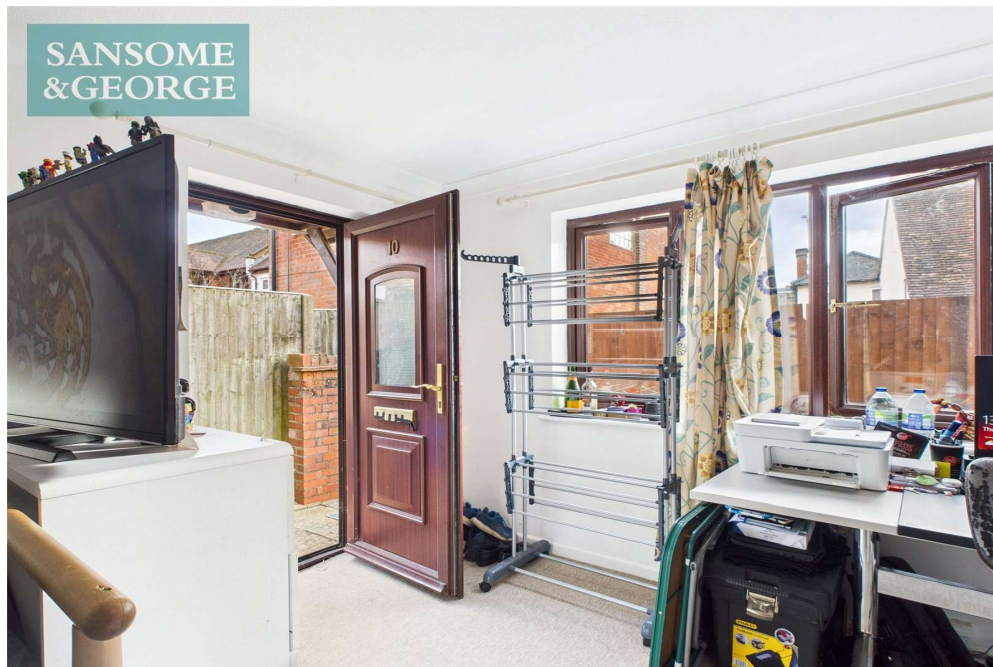
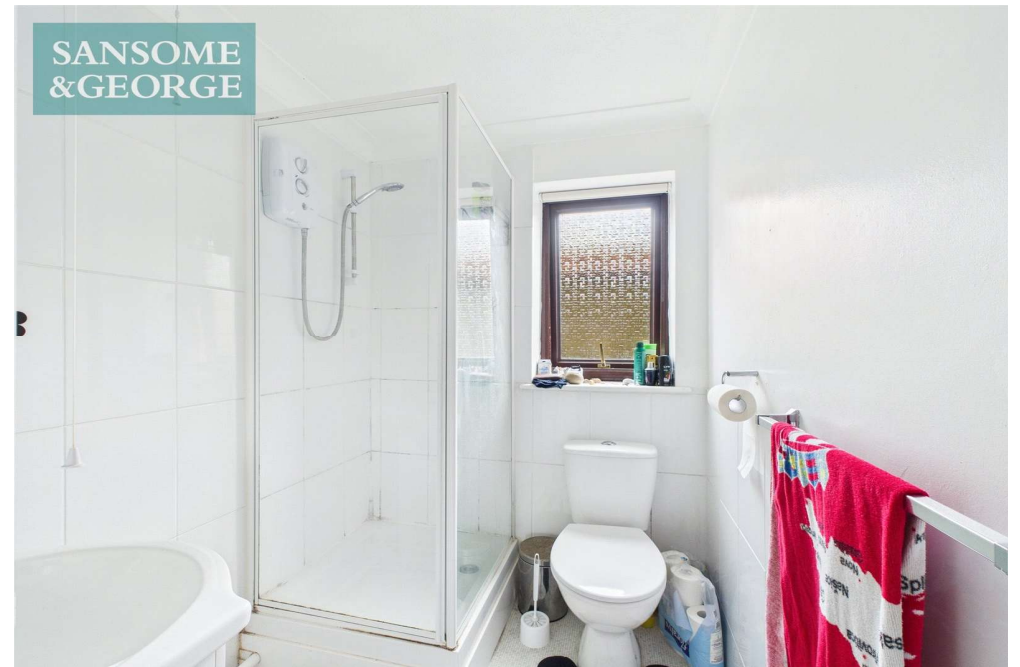
Service charge approx £150 pa (pro rata cost of buildings insurance only charged)

The above information may be subject to change during the transaction period.



- Ground Floor Studio Apartment
- No Onward Chain
- Shower room
- Kitchen
- Allocated Parking
- EPC EER: C







Approximate total area<sup>(1)</sup>  
230 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Sansome and George - Basingstoke

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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