

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



15 Amport Road, Sherfield-on-Loddon, Hook, Hampshire, RG27 0FR

**Asking Price £200,000
Leasehold**

SANSOME & GEORGE ** Virtual Tour Available **

This charming 1-bedroom apartment is situated in a desirable Sherfield Park development. Located on the upper floor of a well-maintained building, this modern property boasts a spacious open-plan double aspect living /kitchen area, ideal for entertaining guests or relaxing after a long day. The apartment features a bright and airy bedroom, and a contemporary bathroom and allocated parking. With local amenities, shops, and transport links all within easy reach, this property offers the perfect blend of convenience and comfort for those seeking a tranquil village lifestyle. Don't miss out on this fantastic opportunity to make this apartment your new home. Contact us today to arrange a viewing.

EPC EER - C

Council Tax Band - B

Council - Basingstoke & Deane

Lease Term - 125 years from 1 February 2012

Lease Remaining - 112 years

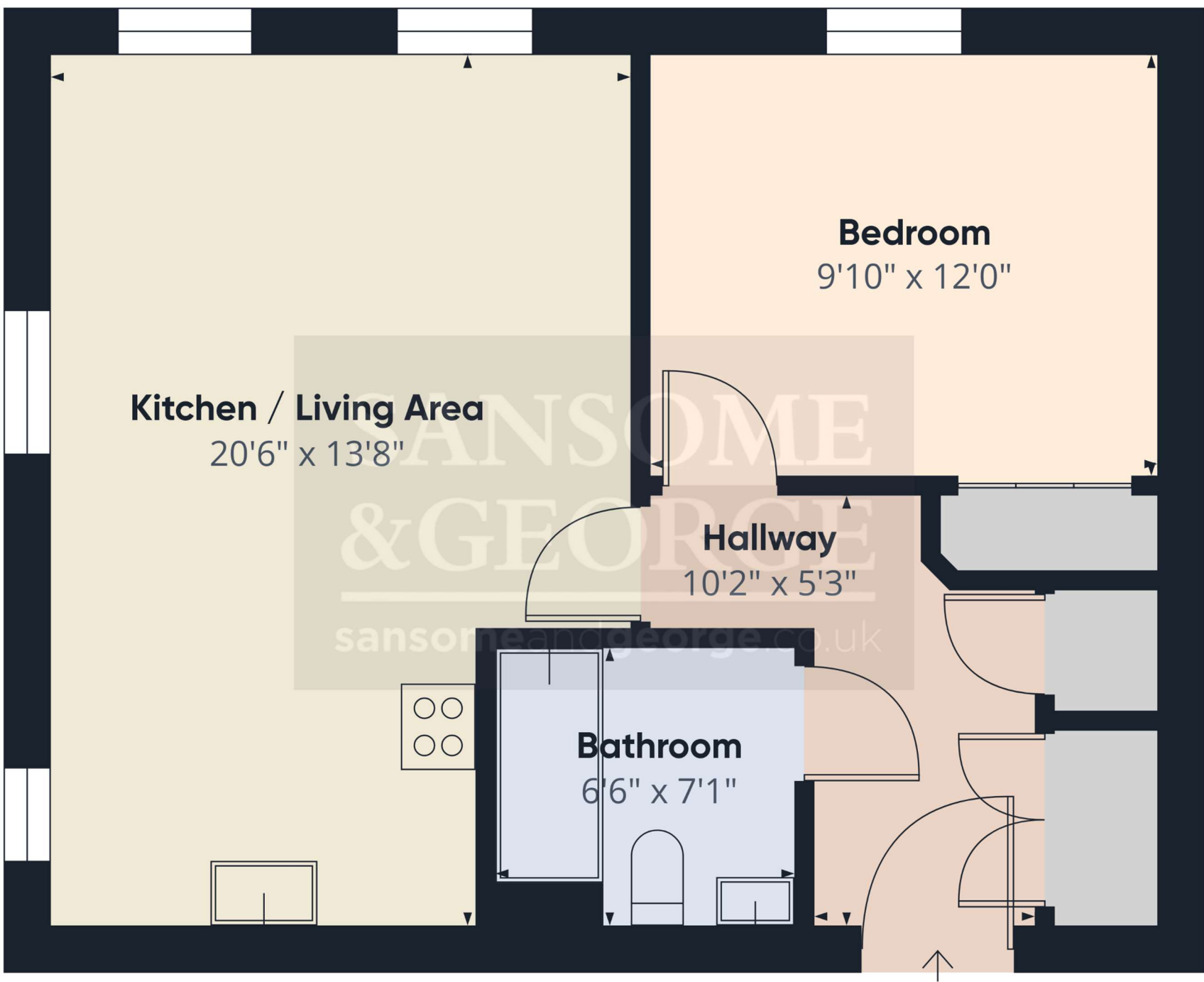
Service Charge for 2025 - £1,700 PA

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

- 1 Bedroom Apartment
- Popular location
- Entrance Hall
- Open plan double aspect Living room / Kitchen
- Bedroom
- Bathroom
- Allocated Parking







Approximate total area⁽¹⁾
520.21 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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		

Sansome and George - Bramley

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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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