

**SANSOME
&GEORGE**

[sansomeandgeorge.co.uk](https://www.sansomeandgeorge.co.uk)



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

Asking Price £220,000
Leasehold

SANSOME & GEORGE **Virtual Tour Available **

Step into your perfect first-time home or ideal downsize property nestled in the popular 'Sherfield Park' development. This charming one bedroom GROUND FLOOR apartment, spans across 522 square feet, cleverly maximises space via an open-plan kitchen and living area, complete with fitted cooker. Through the corridor, find the inviting bedroom with fitted wardrobe. Additionally, a well-appointed bathroom, equipped with a bath, enhances your daily routine with a touch of spa-like luxury. Whether as a chic personal space or as an investment property, this endearing home offers a unique blend of functionality, comfort and style. Come experience this delightful slice of the Sherfield Park lifestyle!

EPC EER - TBC

Council Tax Band - B

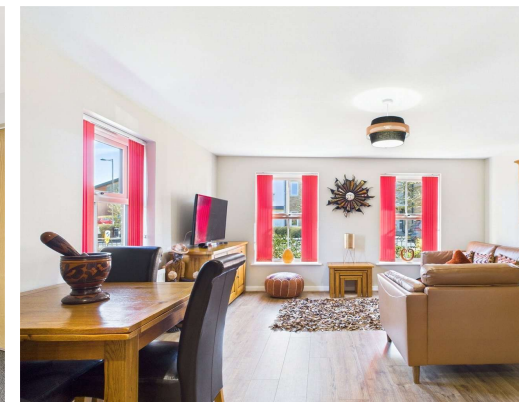
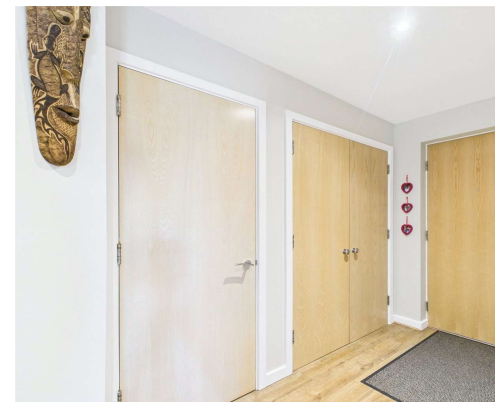
Council - Basingstoke & Deane

Lease Term - 125 years from 1 February 2012

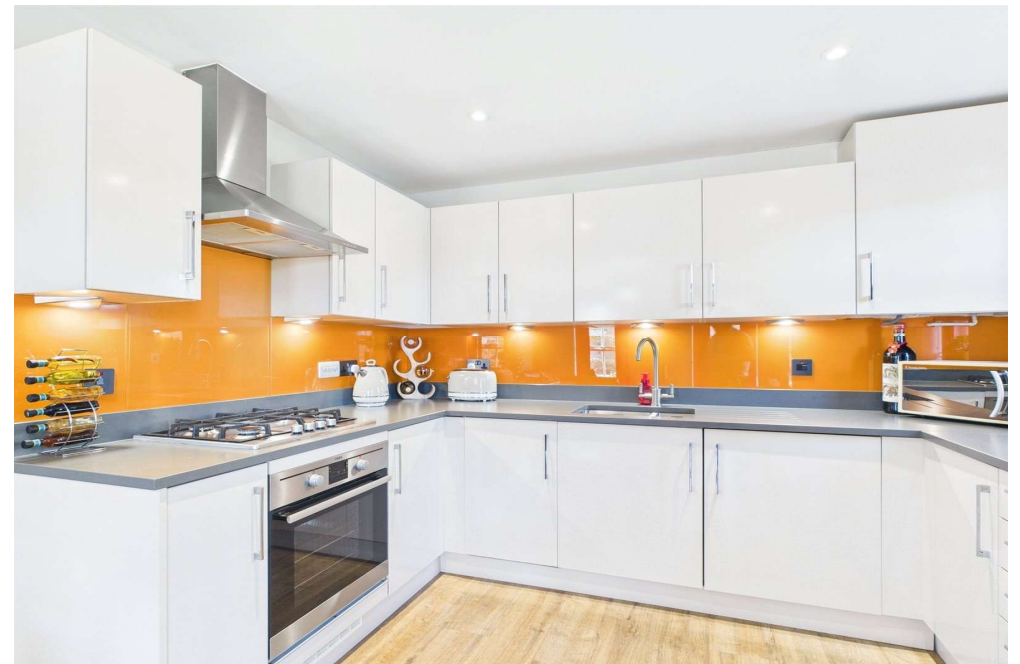
Lease Remaining - 112 years

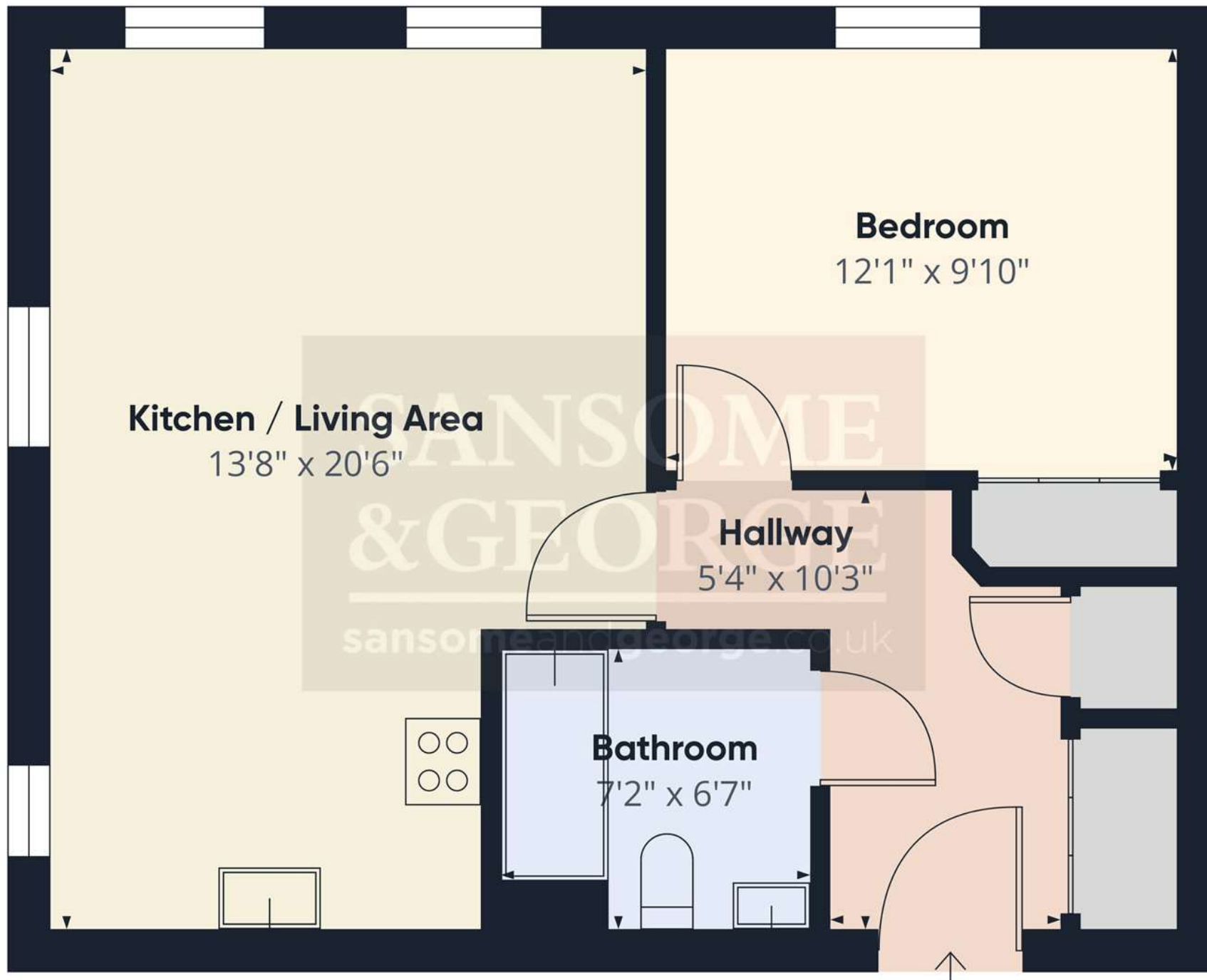
Service Charge for 2025 - £1,700 PA

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



- 1 Bedroom Ground floor Apartment
- Entrance Hall
- Living room / Fitted Kitchen
- Bedroom with fitted wardrobe
- Modern Bathroom
- Allocated parking





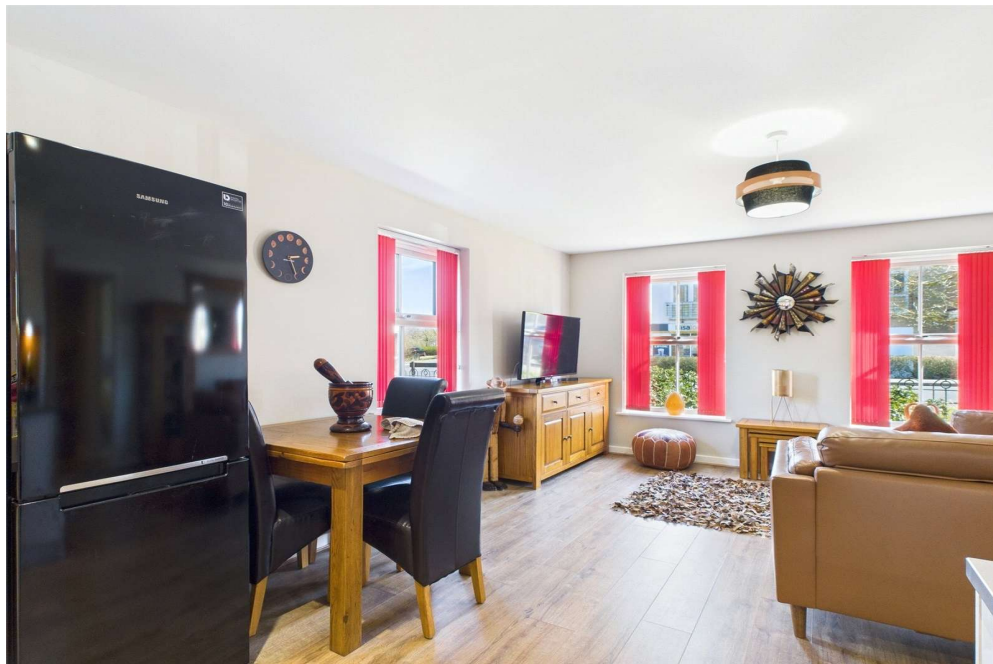
Approximate total area⁽¹⁾
522.58 ft²

(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.

GIRAFFE360





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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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