

**SANSOME
&GEORGE**

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



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

Asking Price £210,000 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 - C

Council Tax Band - B

Council - Basingstoke & Deane

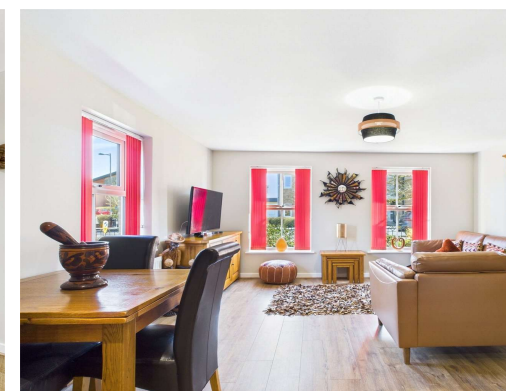
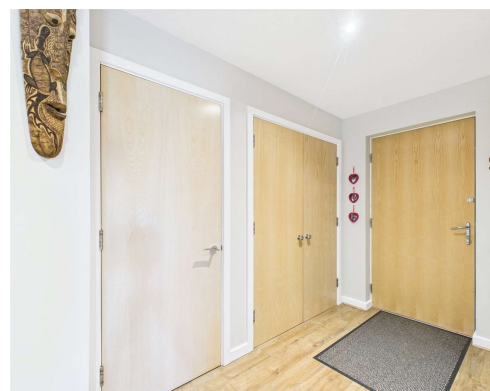
Lease Term - 125 years from 1 February 2012

Lease Remaining - 112 years

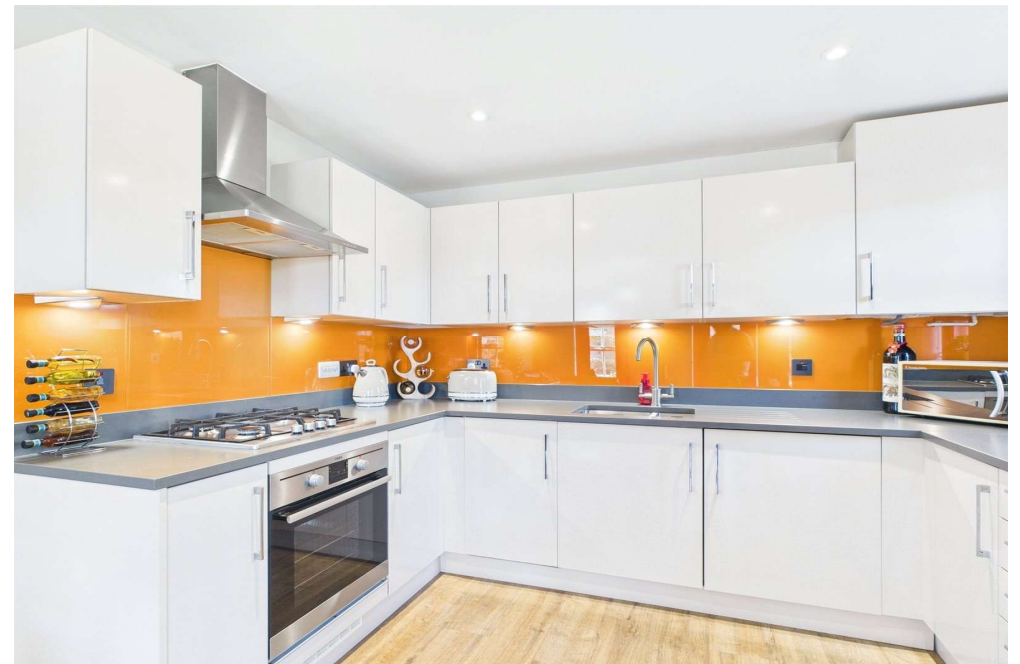
Service Charge for 2025 - £1,700 PA

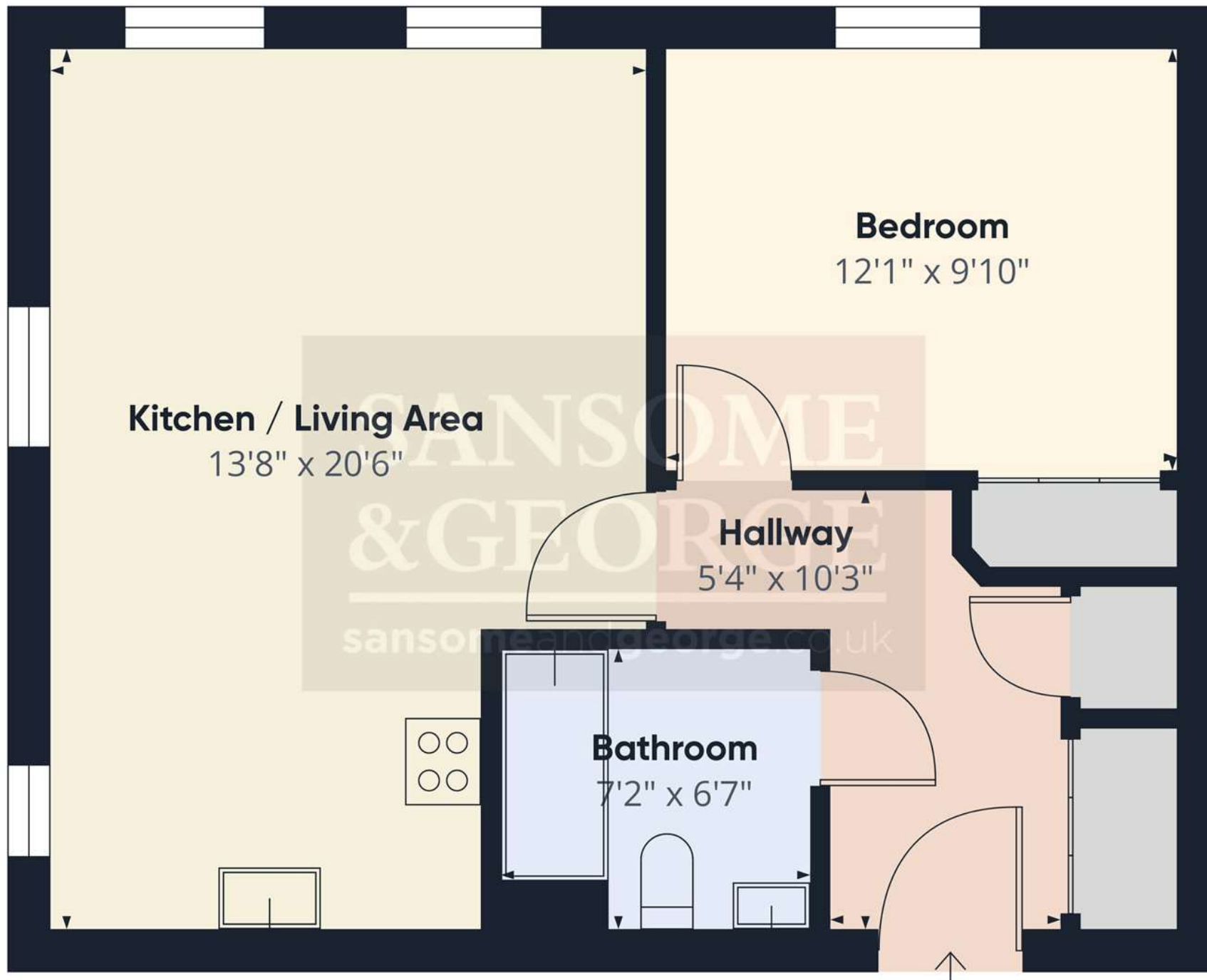
The above information may be subject to change during the transaction period.

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.



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





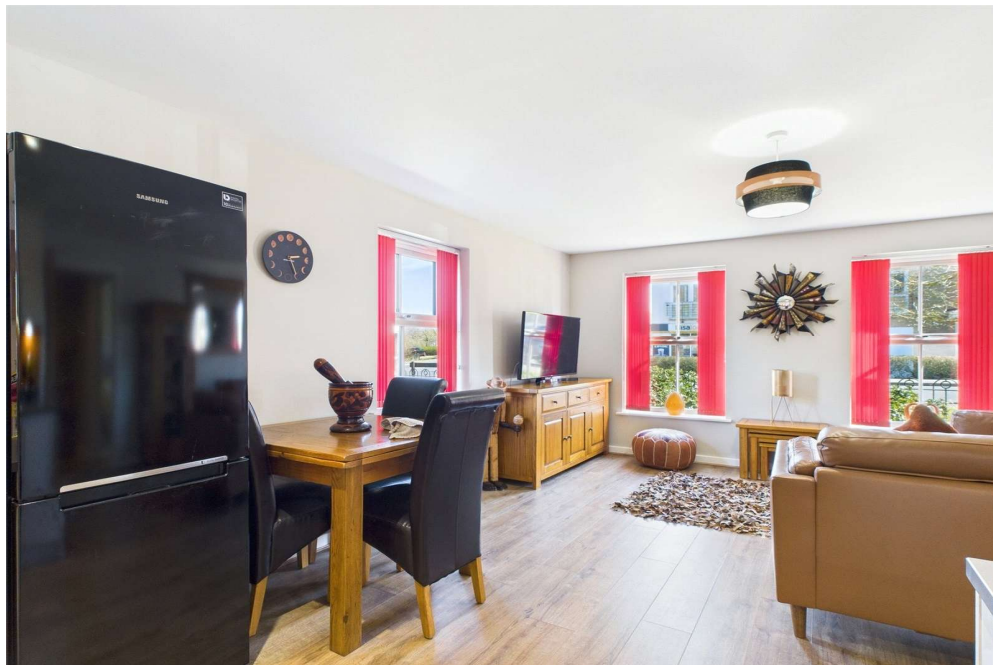
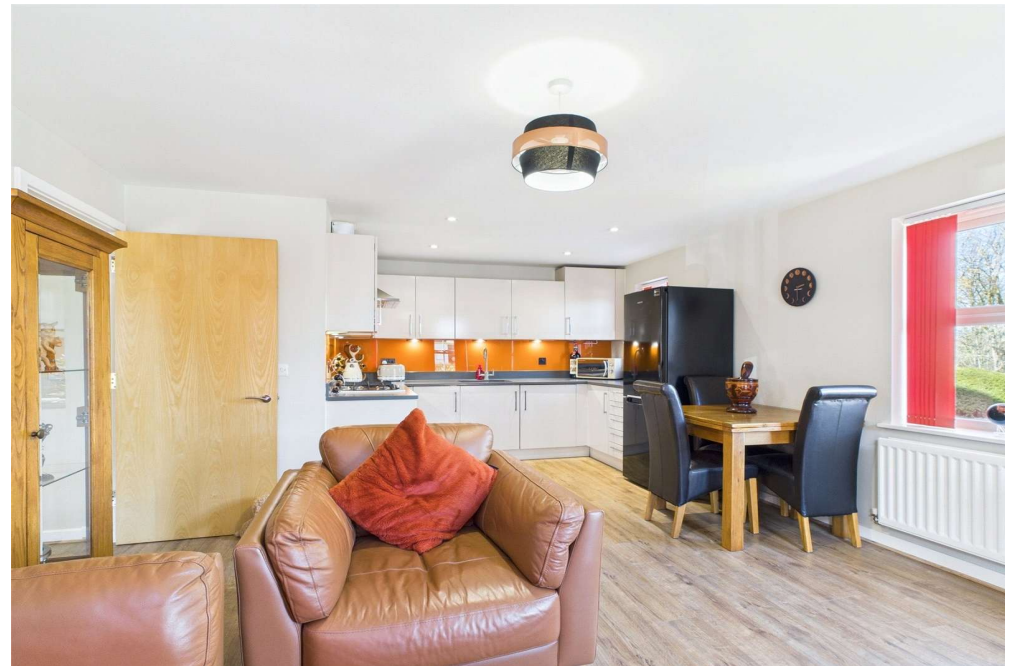
Approximate total area⁽¹⁾
522.58 ft²

(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





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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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.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.