

**SANSOME
&GEORGE**

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196 Winterthur Way, Basingstoke, Hampshire, RG21 7UE

OIRO £270,000 Leasehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Located in the heart of the Basingstoke is this modern 2-bedroom, 2-bathroom apartment which offers a convenient and stylish urban living experience. Situated on the upper floor with lift access, this property boasts a generous 761 sq ft of living space. The apartment features a bright and inviting living area, a kitchen, and a private balcony offering stunning views. Both bedrooms are spacious, with the master bedroom benefiting from an en-suite bathroom. Additional features include secure underground car parking, adding to the convenience of city living. This property is ideal for those seeking a contemporary and low-maintenance lifestyle in a prime city centre location. Don't miss out on this opportunity to make this modern apartment your new home. Contact us today to arrange a viewing.

EPC EER - C

Council Tax Band - C

Council - Basingstoke & Deane

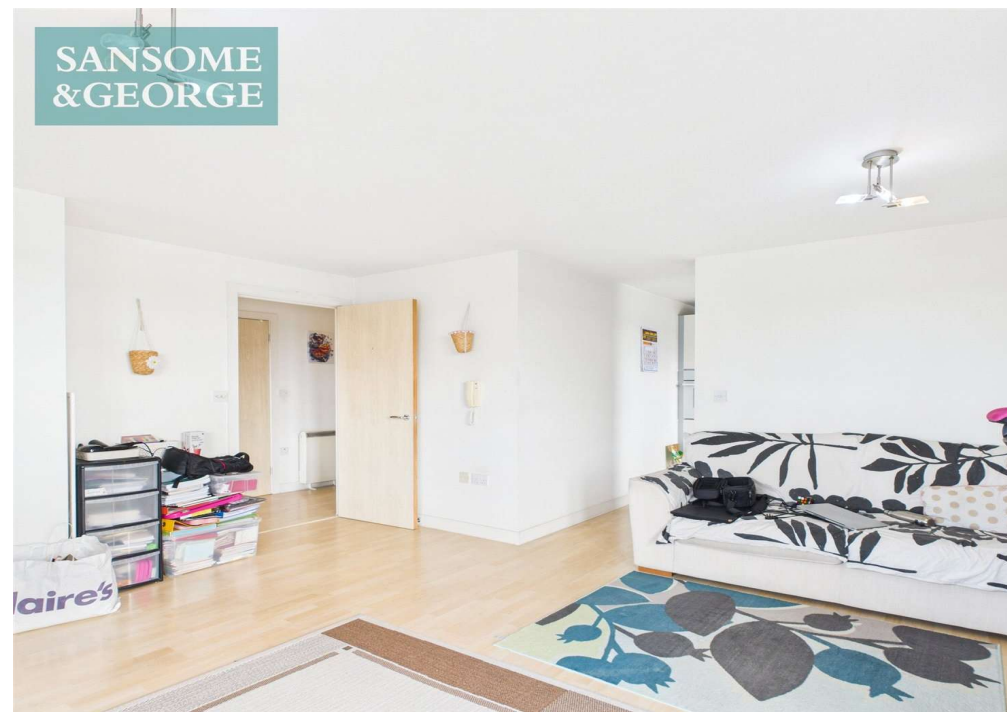
Lease: 103 years remaining

Service Charge - £1970 pa

Ground Rent - £670 pa

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

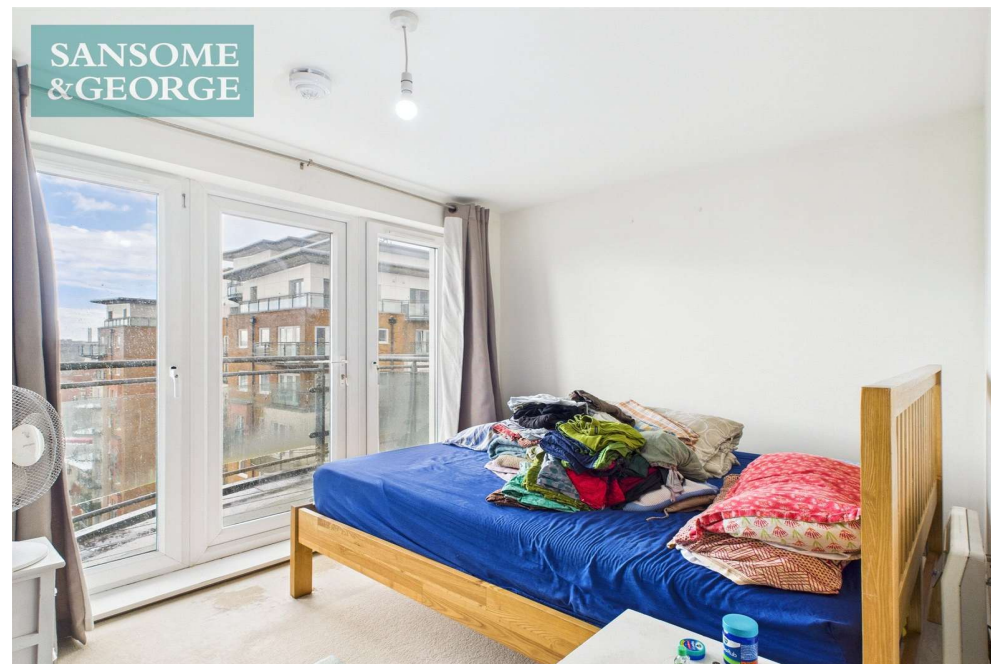
- 2 Bedroom Apartment
- Popular location close to the Railway Station
- Entrance Hall
- Living room
- Kitchen
- Bedroom 1 with Ensuite
- Bedroom
- Bathroom
- Secure underground car parking



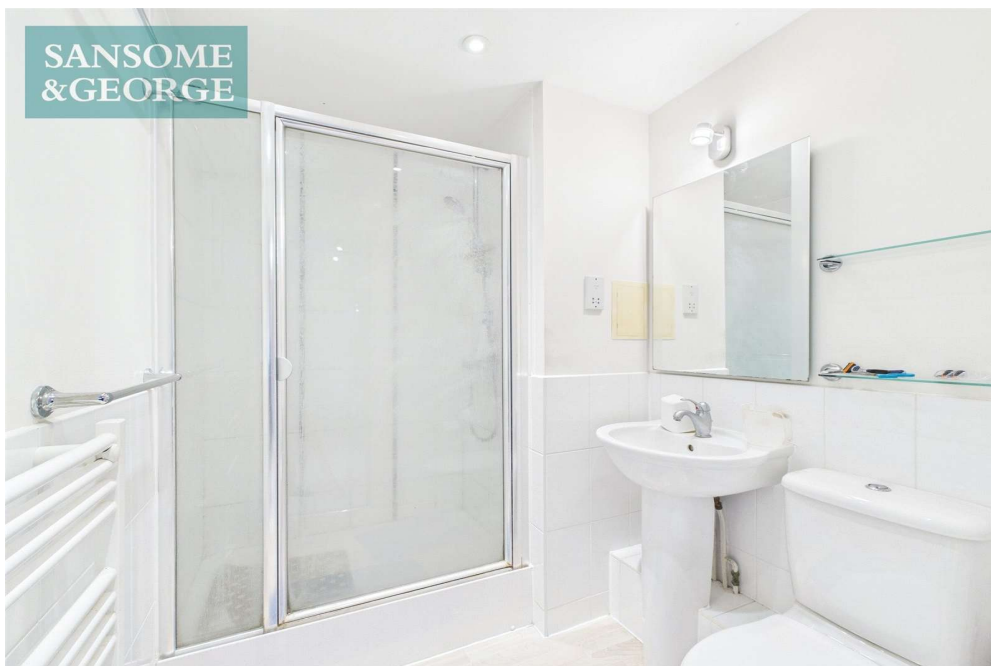
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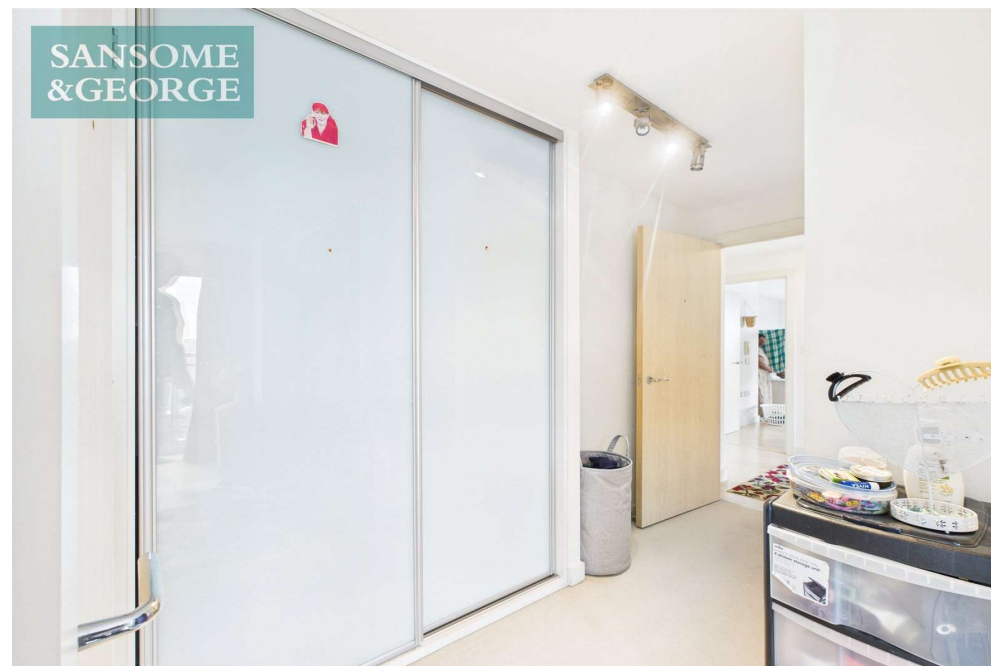
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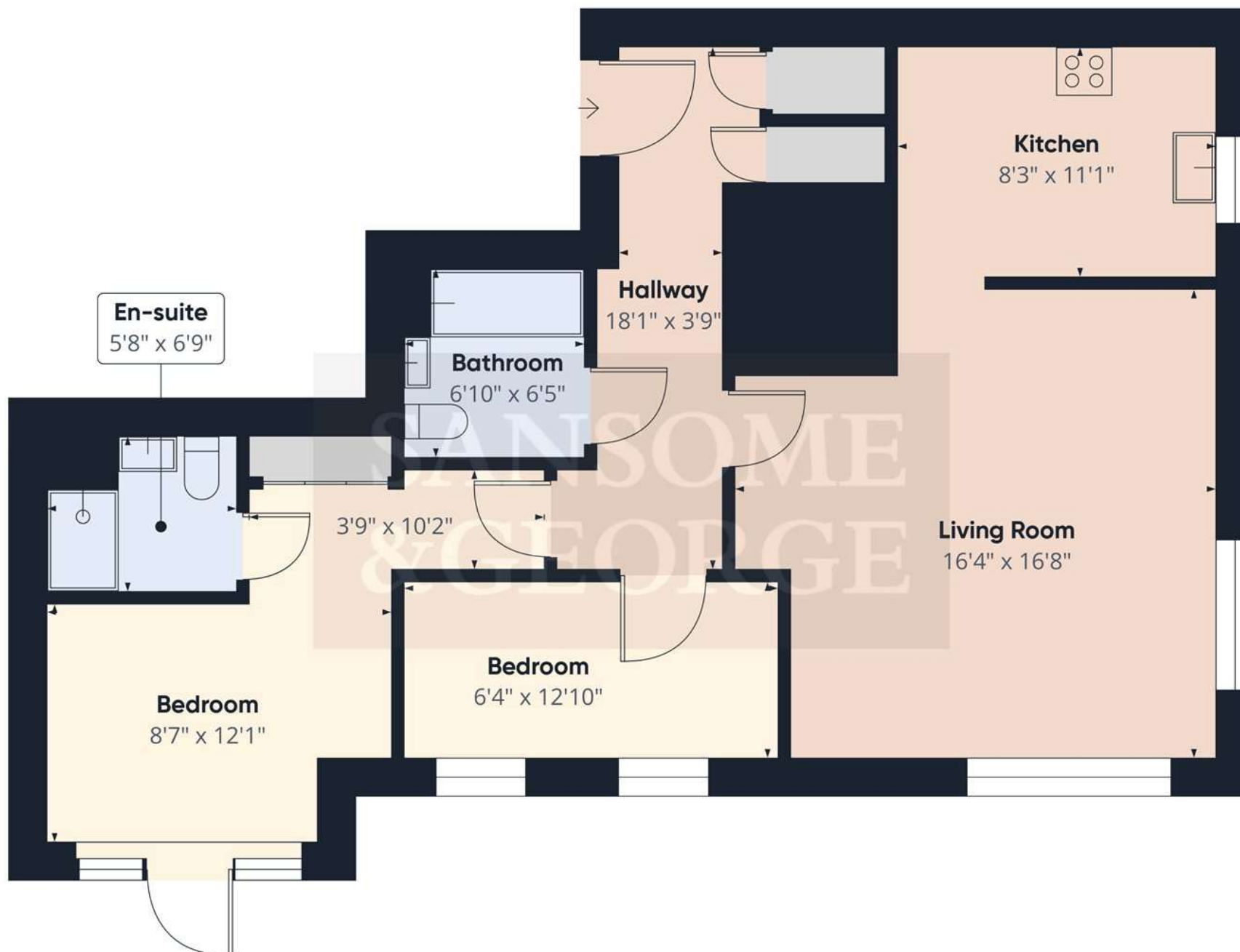


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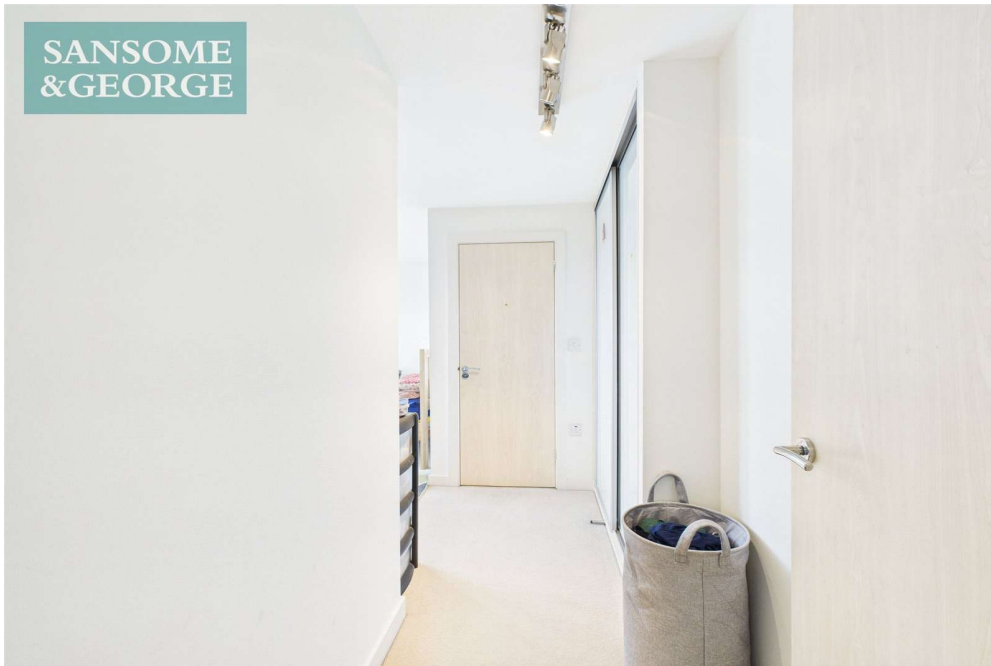
Approximate total area⁽¹⁾
761 ft²

(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

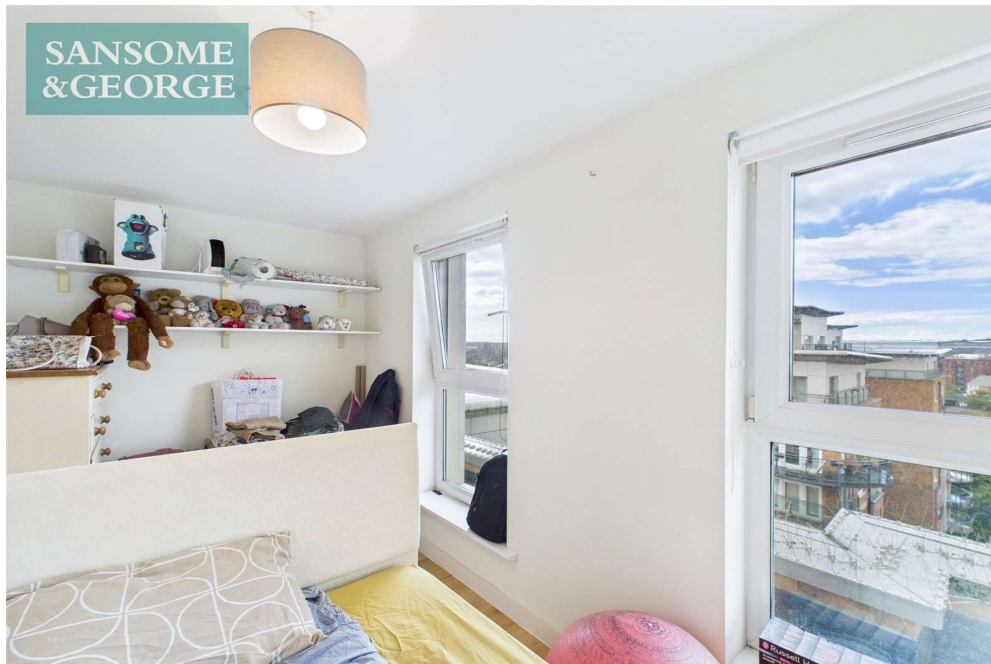
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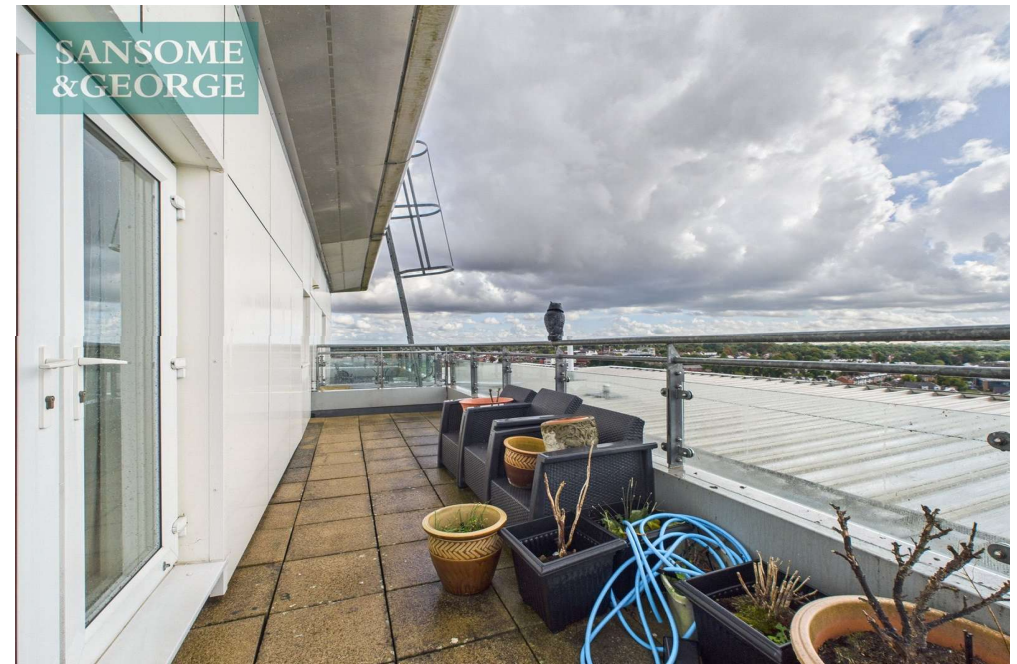
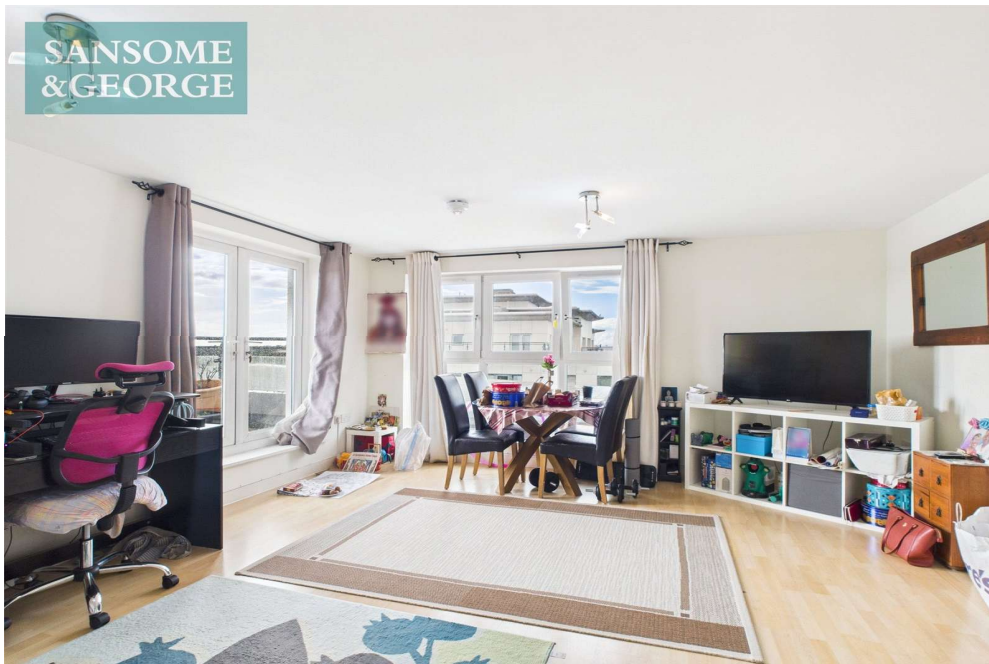


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Basingstoke

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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.

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.