

**SANSOME  
&GEORGE**

sansomeandgeorge.co.uk

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Flat 9, Verum House, 19 New Street, Basingstoke, Hampshire,

Asking Price £180,000 Leasehold

**SANSOME & GEORGE - 360 VIRTUAL TOUR** - Located in the heart of a Basingstoke, this modern apartment offers the perfect blend of style and convenience. Boasting 484 square feet of living space, this property features a bedroom, a living room / kitchen. Residents will benefit from parking, providing ease and security. The apartment is ideal for professionals or couples seeking a contemporary home with easy access to local amenities and transport links. With its sleek design and practical layout, this property is sure to impress those looking for a stylish urban retreat. Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and experience modern living at its best.

EPC EER - C

Local Authority - Basingstoke & Deane

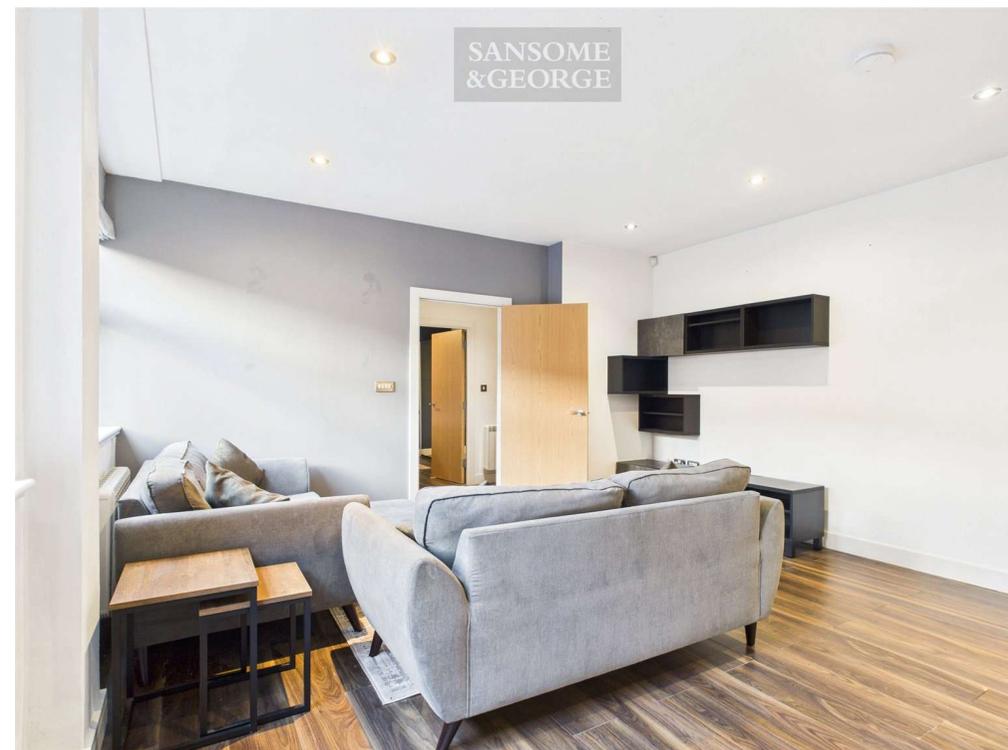
Council Tax Band - B

Lease remaining - 114 Years

Service Charge - £1,712 pa

Ground rent £250 pa

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.



- Town Centre Location
- Walking Distance to the Train Station
- Open Plan Living
- Modern Finish Throughout.
- Parking







**Kitchen / Living Area**  
14'3" x 15'10"

**Bathroom**  
5'9" x 6'3"

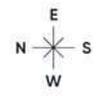
**Hallway**  
8'3" x 5'6"

**Bedroom**  
14'3" x 9'11"

Approximate total area<sup>(1)</sup>  
484 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 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.

**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.