



# Sinclair Drive

Basingstoke Hampshire RG21 6AE

## Description

This second floor apartment is conveniently situated within a short walk of Basingstoke's railway station and the Festival Place shopping centre.

The bright open plan kitchen/living room has a balcony with a pleasant outlook to the south. Integrated appliances include a gas hob, oven, fridge/freezer, washer/drier and dishwasher.

Both bedrooms are 'doubles' with the master having built-in wardrobes and an en-suite shower room. The main bathroom also has an independent shower over the bath.

Unusually for an apartment heating and hot water are provided by a gas fired boiler located in the kitchen.

There is also a long garage set just to one side of the communal front door.



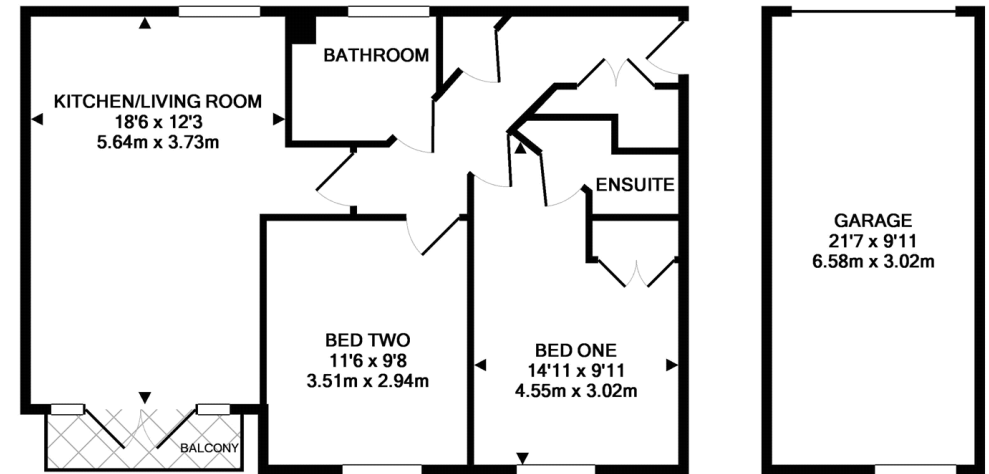
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## Accommodation

- Kitchen/living room
- Balcony
- Two double bedrooms
- En-suite shower room
- Bathroom
- Garage
- Furnished

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Basingstoke Office

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