



## 72 SINCLAIR DRIVE BASINGSTOKE

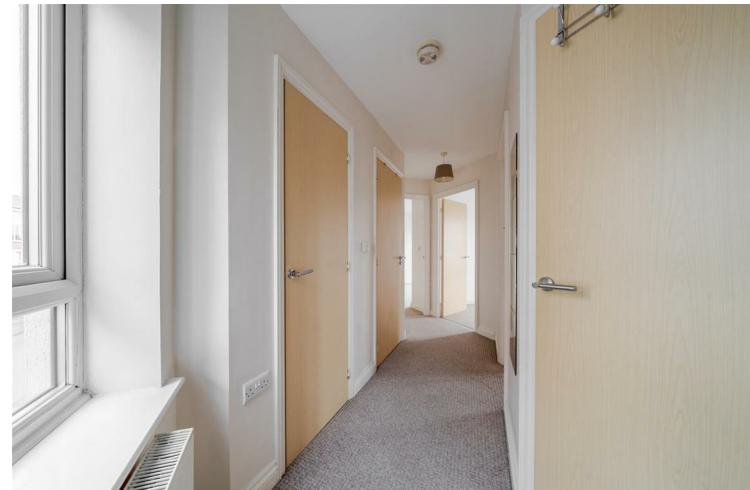
£1,250 Per

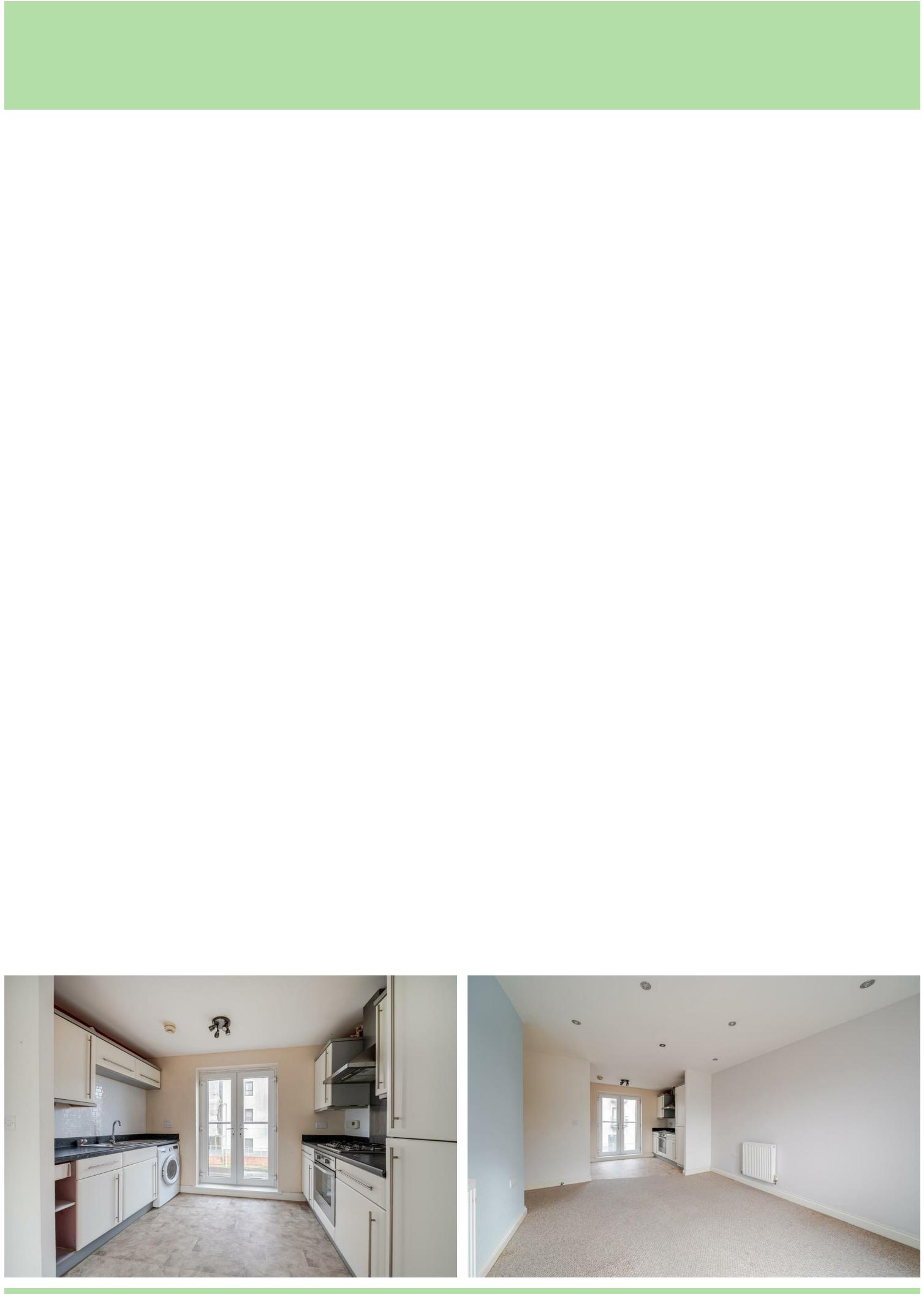
Welcome to this charming apartment located on Sinclair Drive in the heart of Basingstoke Town. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed for practicality, offering ample space for culinary creations.

This apartment features two generously sized bedrooms, one of which boasts an ensuite bathroom. Additionally, there is a family bathroom that is both stylish and functional, catering to the needs of residents and visitors alike.

For your convenience, the property includes allocated parking, ensuring that you have a designated space for your vehicle. The location on Sinclair Drive places you within easy reach of local amenities, shops, and transport links, making daily life effortless. Council tax band C.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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