



# Quadra House, Bessemer Road, Basingstoke

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- CHAIN FREE
- ONE DOUBLE BEDROOM APARTMENT
- OPEN PLAN LIVING/KITCHEN ROOM
- MODERN SHOWER ROOM
- ALLOCATED PARKING SPACE
- COMMUNAL BIKE SHED
- COMMUNAL COURTYARD
- IDEAL LOCATION

SellMyHome are proud to present to market this modern and fully furnished one-bedroom apartment, located in the desirable Quadra House development on Bessemer Road, Basingstoke, Hampshire, RG21.

Built in October 2016, this well-presented flat offers stylish and low-maintenance living, ideal for first-time buyers, investors, or professionals.

The property comprises a spacious double bedroom, a contemporary luxury-style bathroom, and an open-plan living/kitchen area. The kitchen comes fully equipped with modern appliances, while electric heating adds to the comfort and energy efficiency of the home.

Additional features include a storage room, an allocated parking space, and access to a communal bike shed with space for multiple bicycles. There is also plenty of free visitor parking available on-site, along with access to a well-maintained communal courtyard area.

Offered to the market chain free, this property presents an excellent opportunity for buyers looking for a ready-to-move-in home with modern conveniences and excellent local amenities.

Early viewing is highly recommended to appreciate all this fantastic flat has to offer.

Tenure: Leasehold

Lease Term: 115 Years Remaining

Service Charge: £1,274 per annum

Ground Rent: £300 per annum

All details are approximate and should be checked via your solicitors.

# Price Guide: £180,000

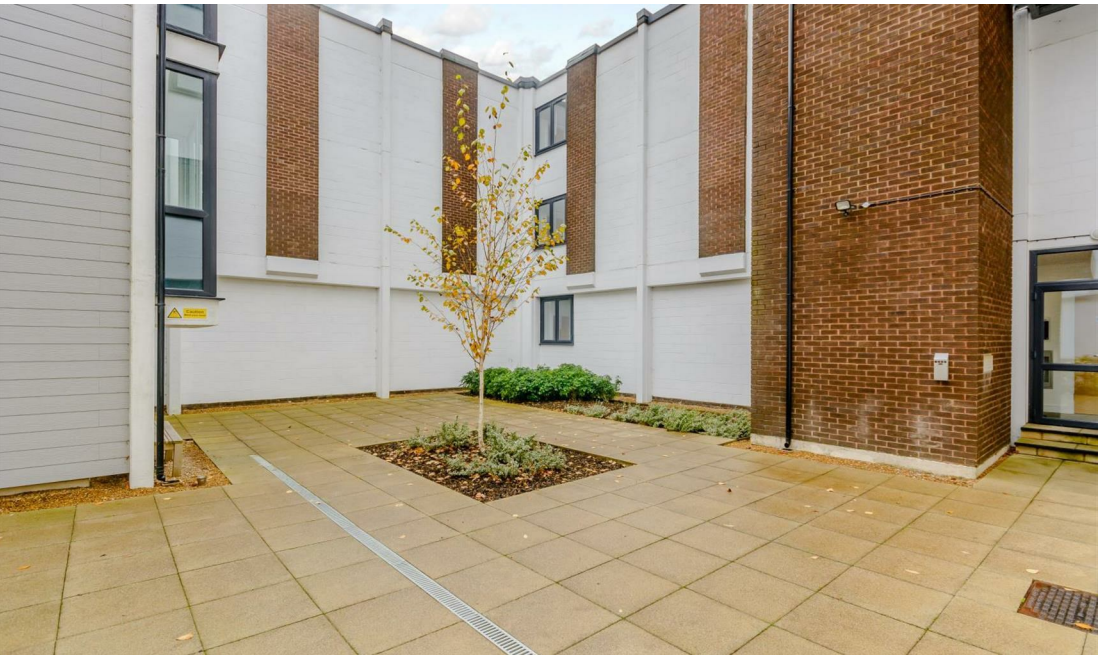










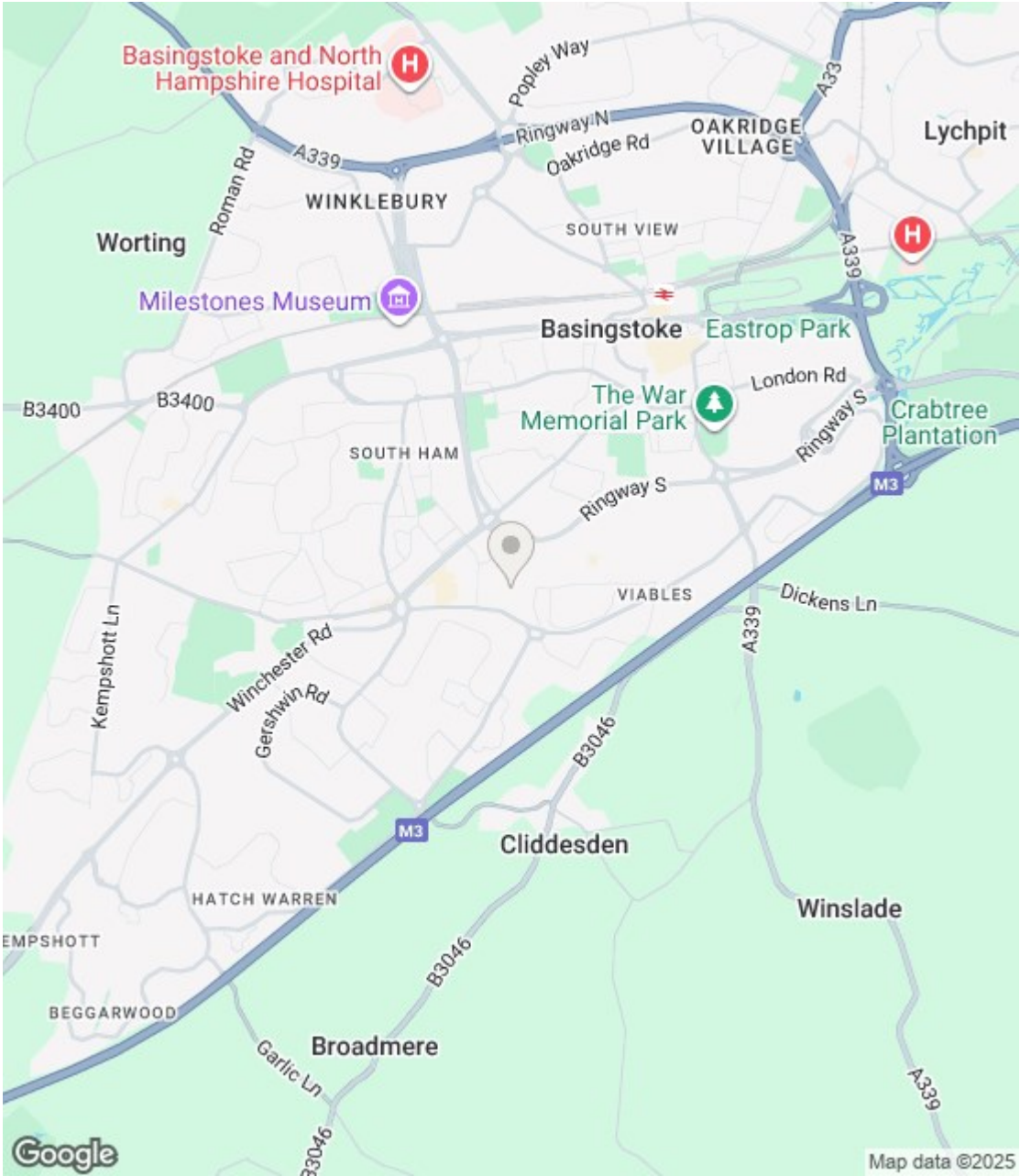


Energy Efficiency Rating

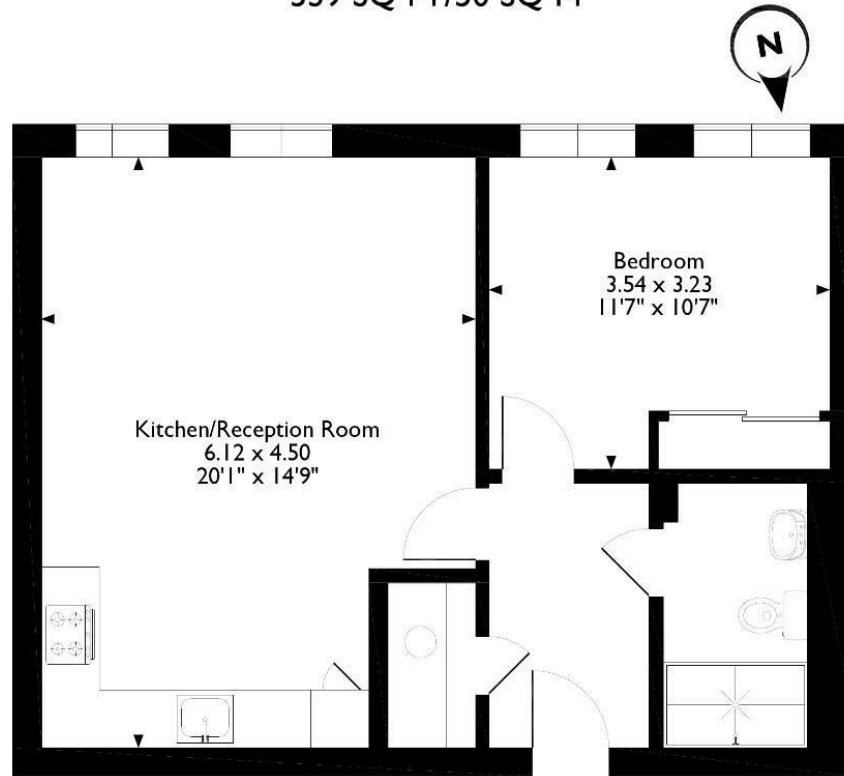
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Quadra House, Bessemer Road, Basingstoke, Hampshire  
Approximate Gross Internal Area  
539 SQ FT/50 SQ M



### First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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