



Millard Close, Oakridge, Basingstoke, RG21 5TT

£130,000 - Leasehold



Barons Estate Agents are delighted to present to the market WITH NO ONWARD CHAIN this one bedroom, 1st floor maisonette. Internally, the accommodation comprises of an entrance hallway, a double bedroom, family bathroom, kitchen and a lounge/dining room. Additional benefits include gas central heating, double glazing throughout, communal parking as well as a 50% share of Freehold. An early viewing of this ideal first time buy or investment opportunity would be strongly advised by the vendor's sole agent.

### Key Points and Features

- NO ONWARD CHAIN
- Kitchen
- Communal Parking
- 1st Floor Maisonette
- Open Plan Living Space
- Close to Tow Centre
- 1 Bedroom
- Over 900 Years Remaining on Lease
- Close to Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

The property is positioned within a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

### Tenure

Leasehold:  
50% Share of Freehold  
107 years remaining on Lease (125 years from 2008)  
No Service/Maintenance Charges

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band A

### Viewing Arrangements

Strictly by appointment with Barons Estate Agents.

### Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.