



Montague Place, Fairfield, Basingstoke, RG21 3DS

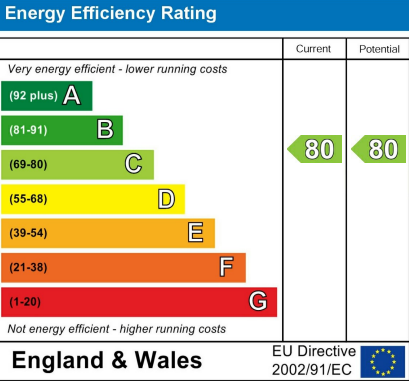
£210,000 Guide price - Leasehold



Barons Estate Agents are delighted to present this 1st floor maisonette, situated in the desirable Montague Place development, and within close proximity to Basingstoke town centre. The property does require some modernisation and updating however, in our opinion, is priced appropriately considering the work needed, and is presented to the market with NO ONWARD CHAIN. Internally, the accommodation comprises of an entrance hallway, landing, two double bedrooms, a kitchen, bathroom, and a spacious lounge/dining room with access to the balcony. Externally, there is a storage cupboard, and a garage in a block. Additional benefits include gas central heating (boiler replaced in 2019), double glazing and a 139 year lease. A viewing would be strongly recommended by the vendor's sole agent.

Key Points and Features

- 1st Floor Maisonette
- Kitchen
- Extended Lease
- Two Double Bedrooms
- Bathroom
- Close to Town Centre
- Lounge/Dining Room with Balcony
- Garage
- NO ONWARD CHAIN



Location
Montague Place is located within half 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.

Local Authority
Basingstoke & Deane Borough Council.

Council Tax
Band C

Viewing Arrangements
Strictly by appointment with Barons Estate Agents.

Tenure
Leasehold -
139 Years Remaining
Ground Rent - £35.50 per annum
Service/Maintenance Charge - £50 PCM

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.