



ESTATE AGENTS

Montague Place, Fairfields, Basingstoke, RG21 3DS

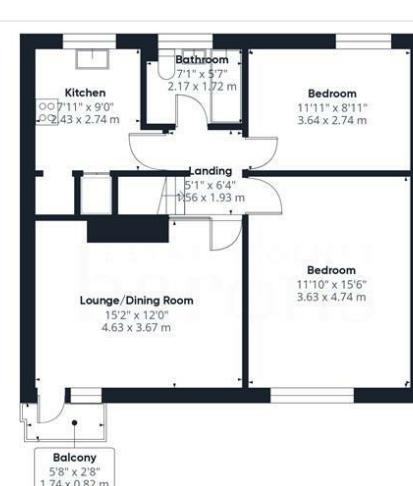
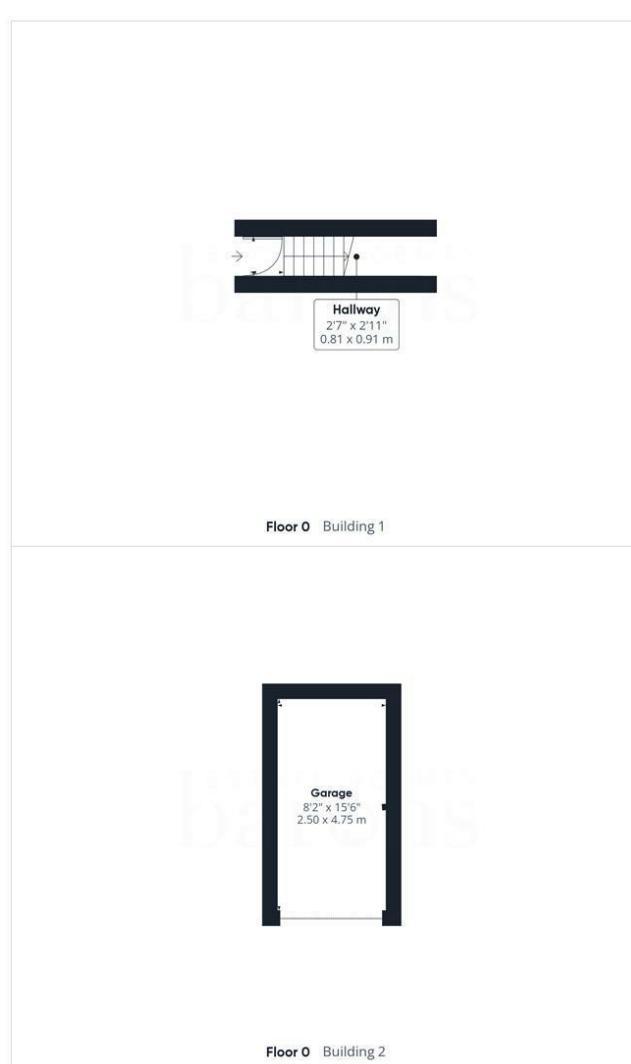
£210,000 Guide price - Leasehold



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



Approximate total area⁽¹⁾
794.15 ft²
73.78 m²

Balconies and terraces
14.53 ft²
1.35 m²



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

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.

Tenure

Leasehold -

139 Years Remaining

Ground Rent - £35.50 per annum

Service/Maintenance Charge - £50 PCM

Local Authority

Basingstoke & Deane Borough Council.

Council Tax

Band C

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.