



Devonshire Place, Basingstoke, RG21 8UU

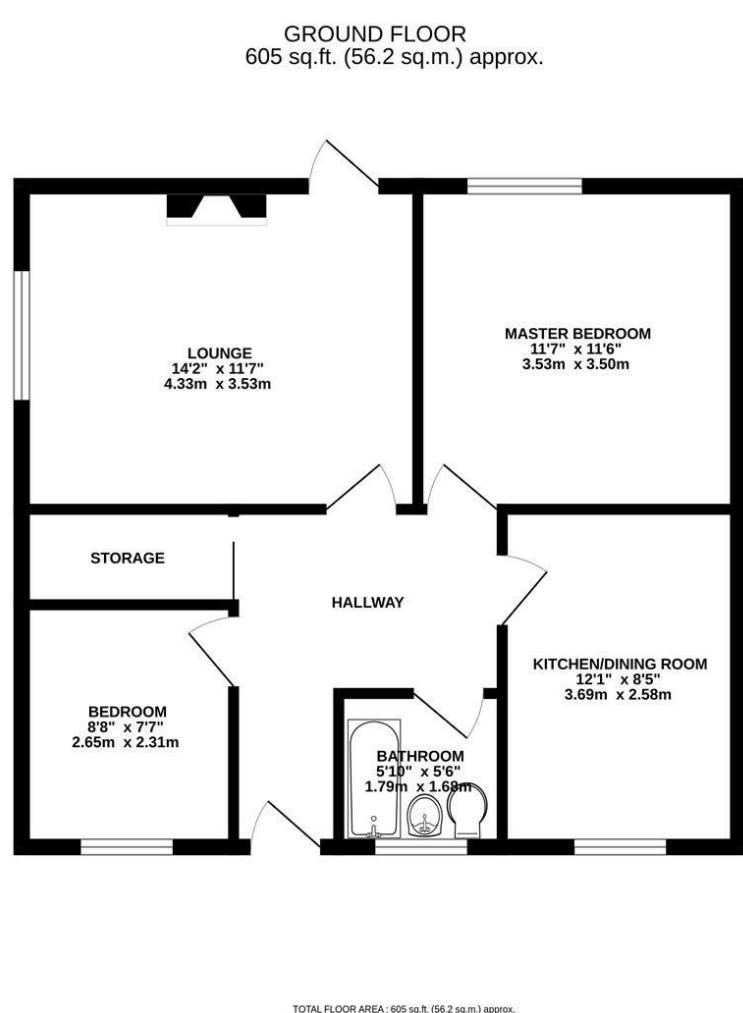
£230,000 Guide price - Leasehold



Barons Estate Agents are delighted to present this two bedroom, ground floor maisonette situated within close proximity to Basingstoke town centre. The internal accommodation comprises of an entrance hallway, two bedrooms, a bathroom, kitchen/dining room and a lounge which offers direct access to the garden. Externally, the property boasts driveway parking for three vehicles, an enclosed rear garden with a sunny aspect and storage. Additional benefits include gas central heating and double glazing throughout. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- Ground Floor Maisonette
- Close Proximity to Basingstoke Town Centre
- Kitchen/Dining Room
- Lounge With Access to the Garden
- Driveway Parking for Three Vehicles
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Viewing Advised



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(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

Devonshire Place is situated within half of a mile of Basingstoke town centre and all of its amenities including Festival Place, which offers a host of shops, restaurants, 10 screen cinema and theatre. Kings Furlong Infant and Junior school is situated within a quarter of a mile along with local shops. The property also benefits from easy access to the M3 motorway and Basingstoke railway station giving access to London Waterloo in 45 minutes.

Tenure

Leasehold - 933 years remaining approx.

Ground Rent - £50 per annum approx.

Service Charge & Building Insurance - £400 per annum approx.

Local Authority

Basingstoke and Deane Borough Council

Tax Band

Band B

Viewing

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.