



Pittard Road, Basingstoke, RG21 8UF

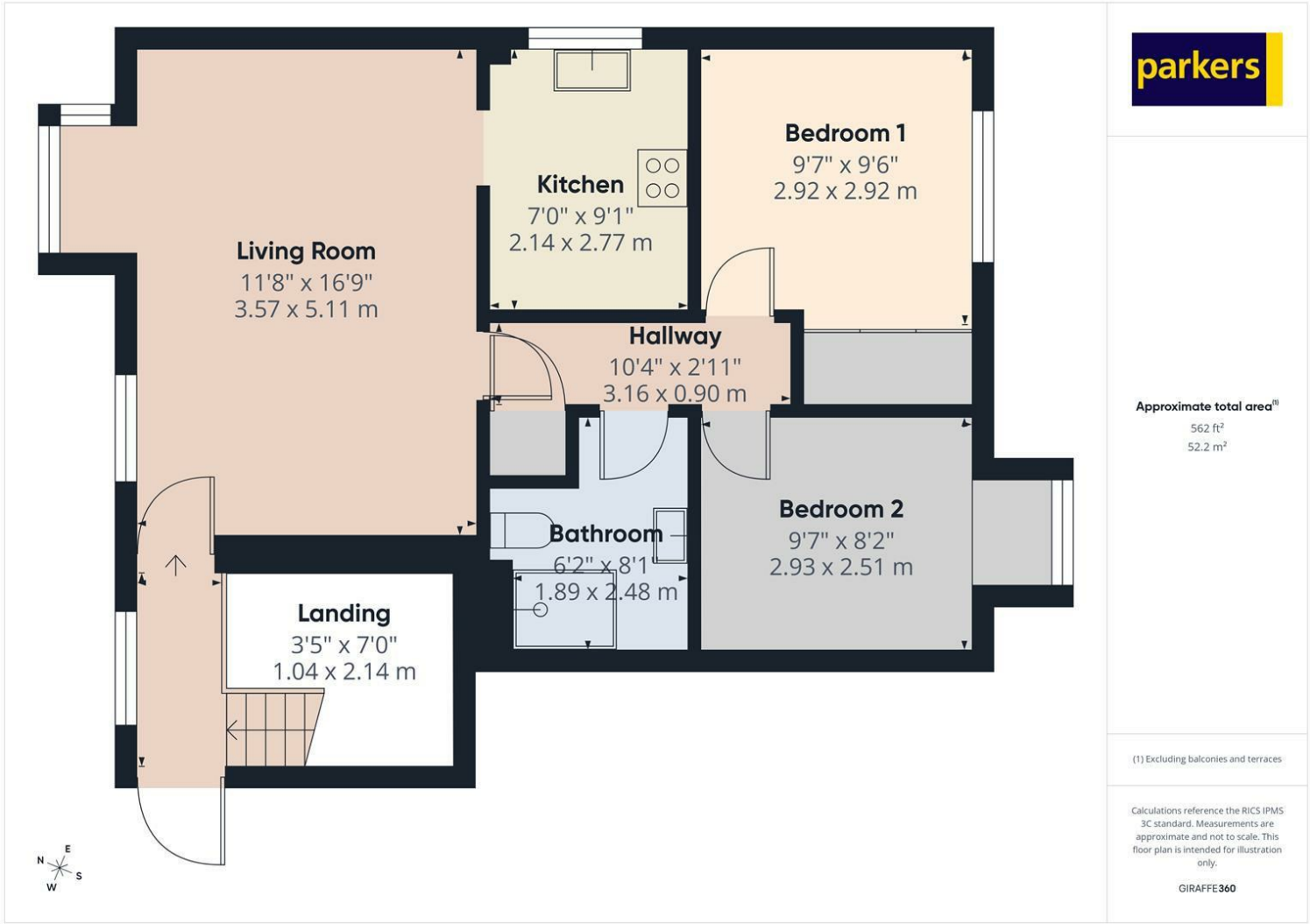
£155,000 Asking price - Leasehold



****CASH BUYERS ONLY**** Offered to the market with NO ONWARD CHAIN, Barons Estate Agents are delighted to present this spacious two-bedroom first floor apartment, ideally situated within the popular Kings Furlong area of Basingstoke. The accommodation features a bright and spacious living room, fitted kitchen, family bathroom and two well-proportioned bedrooms. Externally, the property benefits from well-maintained communal gardens and an allocated parking space. Further advantages include gas central heating and double glazing throughout. Conveniently located approximately 1 mile from Festival Place and Basingstoke town centre, the property offers excellent access to a wide range of shops, restaurants, cafés and leisure facilities. Local convenience stores, supermarkets, healthcare facilities and well-regarded schools are also close by, making this an ideal location for families and commuters alike. The property benefits from excellent transport links, being approximately 2.5 miles from Junction 6 of the M3 motorway and around 1.2 miles from Basingstoke mainline railway station, offering direct services to London Waterloo in approximately 45 minutes. An early viewing is highly recommended by the vendor's sole agent.

Key Points and Features

- NO ONWARD CHAIN
 - Loft Space
 - First Floor
- Close To Town Centre
 - Spacious Lounge
 - Allocated Parking
- Two Bedrooms
 - Kitchen
 - Communal Gardens



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

Pittard Road 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
61 Years
£125 Ground Rent PA
£120 Service Charge PM

Local Authority

Basingstoke and 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.