



Lambert Court, 1 Strong Drive, Basingstoke, RG21 6AQ

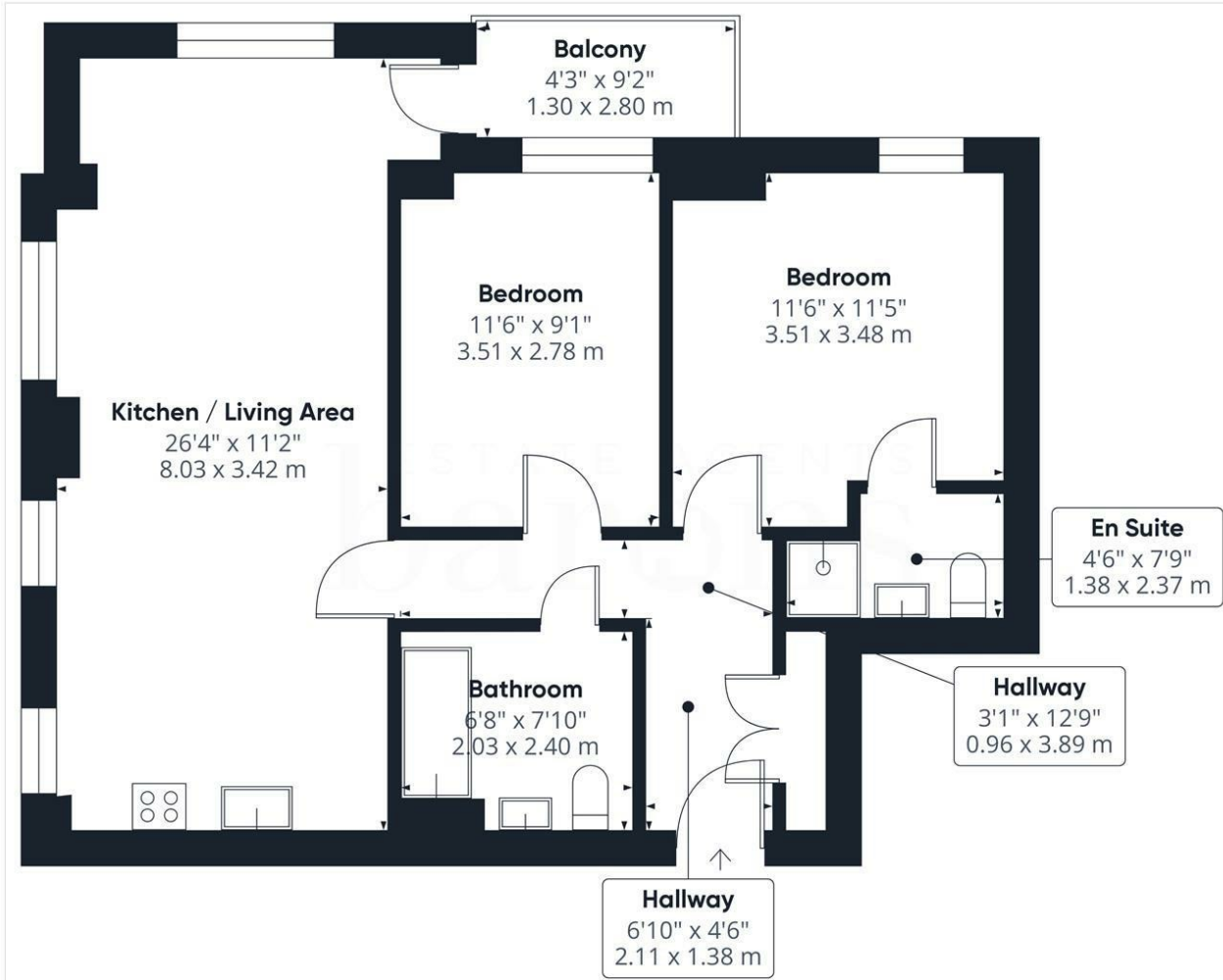
£255,000 - Leasehold



Barons Estate Agents are delighted to present to the market this; two bedroom ground floor apartment, situated in Lambert Court, a short walk from Basingstoke Station. The property has been lovingly cared for and maintained by the current owner, and is presented to the market in immaculate condition in our opinion. The property features a spacious hallway, two double bedrooms, a family bathroom, ensuite and an open plan, spacious living room/kitchen with access to the balcony. Additional benefits include: under NHBC warrantee, a secure entry system, allocated parking, visitor parking permit, heating and double glazing throughout. An early viewing would be strongly advised to avoid disappointment.

Key Points and Features

- Sought After Location
- Open Plan Living Space
- 1 Allocated Parking Space & Visitor Parking Permit
- Close to Train Station and Town Centre
- Kitchen
- Still Under NHBC
- 2 Doubled bedrooms
- Family Bathroom & En Suite
- 990 Years Remaining on Lease



ESTATE AGENTS

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Approximate total area[®]

704.38 ft²

65.44 m²

Balconies and terraces

38.97 ft²

3.62 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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

Lambert Court is a desired Basingstoke town centre location, offering easy access to the mainline train station and all of Basingstoke facilities and amenities which include Festival place shopping centre and a wealth of restaurants and bars. Local schooling and colleges are within close reach together with access to the M3.

Tenure

Leasehold
Years remaining on the lease: 990*//
Ground Rent: £200PA
Service Charge: £1125PA

Local Authority

Basingstoke & Deane Borough Council.

Council Tax

Band C

Viewing Arrangements

Viewings are to be arranged via 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.