



£ 129950

1 Bed Apartment, St. Pancras House, Jacobs Yard, Basingstoke

Barons Estate Agents are delighted to present this 1 bedroom ground floor apartment situated in the Town Centre of Basingstoke. The accommodation comprises of an entrance hall leading into an open plan kitchen/living room, double bedroom and a modern bathroom suite. The property benefits from excellent modern features including underfloor heating, a secure entry system and double glazing throughout. Offered to the market with NO ONWARD CHAIN, viewings are strongly advised by the vendor's sole agents.

Location

The property is positioned within 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 - 125 years from 2019.

Ground Rent - £250 p.a.

Service Charge - £1500 p.a.

Council Tax Band

Band B

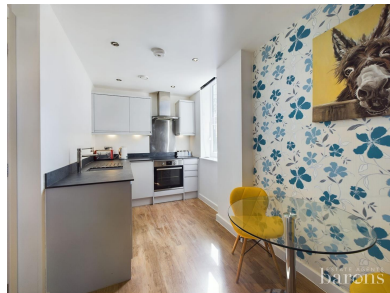
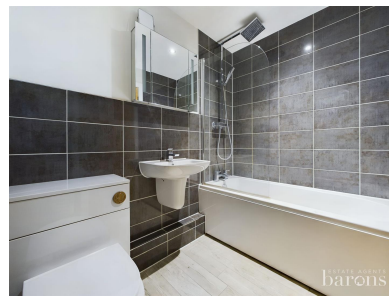
Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

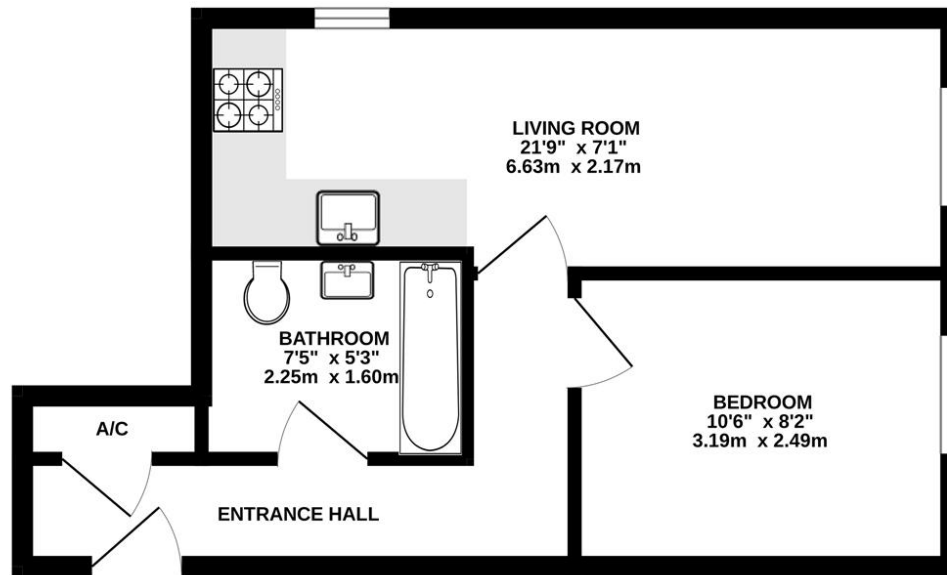
buyer or seller uses the services of that company.

🏠 KEY POINTS & FEATURES

- | | | |
|----------------------|--------------------------|-------------------------|
| 🏠 Town Centre | 🏠 Apartment | 🏠 Ground Floor |
| 🏠 1 Double Bedroom | 🏠 Open Plan Living Space | 🏠 Modern Bathroom Suite |
| 🏠 Underfloor Heating | 🏠 Secure Entry System | 🏠 NO ONWARD CHAIN |



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 342 sq.ft. (31.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 