



£ 325000

2 Bed Apartment, Western Gate, Basingstoke

Barons Estate Agents are delighted to present this beautifully presented, top floor apartment situated in the desirable Western Gate. The property has been lovingly cared for by the current owner, and is presented to the market in immaculate condition. Internally, the property features a welcoming, spacious entrance hallway, two double bedrooms, a family bathroom and ensuite, a vast, open plan living room and modern kitchen with built in appliances. The balcony which can be accessed via the living room covers two full sides of the apartment, is South facing so offers lots of light into the apartment throughout the day, and offers far reaching viewings as far as the Candovers. With the apartment block being built in 2016, there is approx. 2 years left on the NHBC warranty. Additional benefits include a secure entry system to the block, a lift, an allocated parking space, communal balconies and garden and a bike store. With NO ONWARD CHAIN, a viewing is strongly advised by the vendor's sole agent.

Location

Western Gate is in a 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:

117 years remaining on the lease approx.

Ground Rent - £300 per annum

Service Charge - £220 approx. PCM

Council Tax

Band D

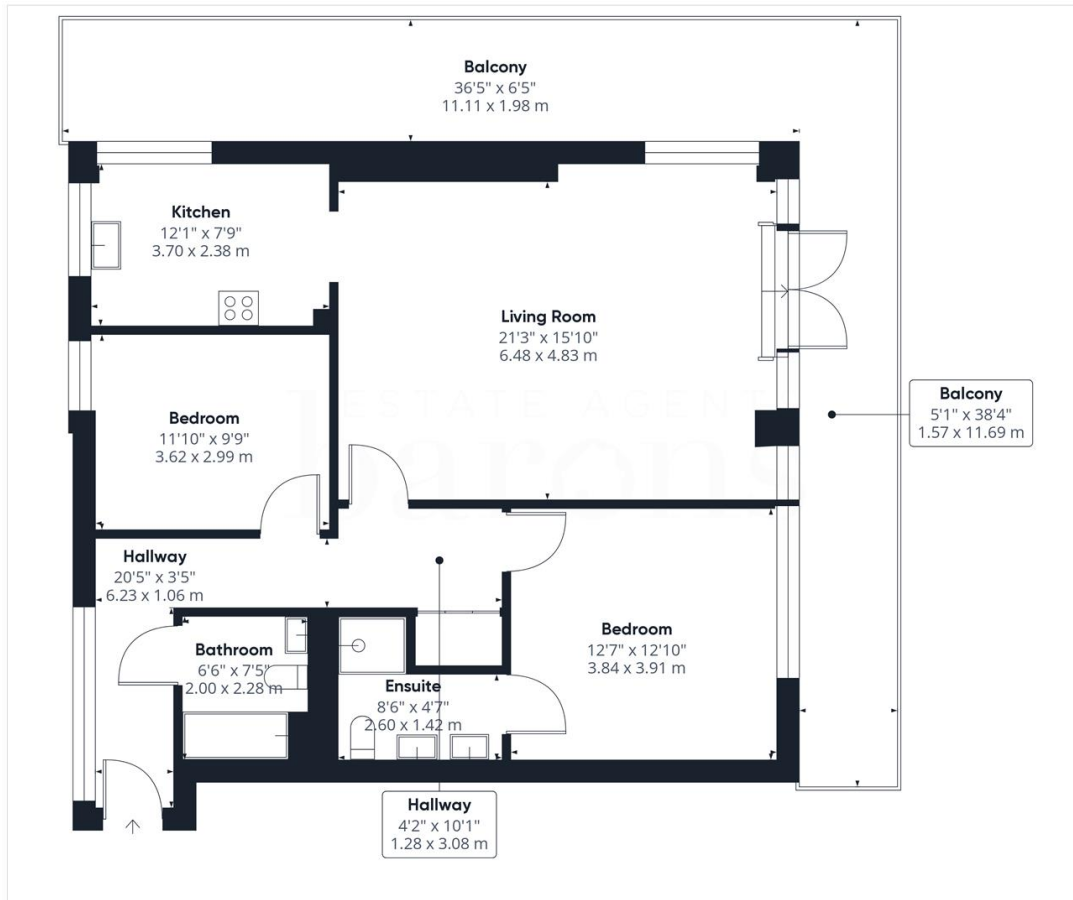
Extra Services

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

- 🏠 5th Floor/Top Floor Apartment
- 🏠 Modern Kitchen
- 🏠 Lift in Block
- 🏠 Two Double Bedrooms
- 🏠 Spacious Living Room
- 🏠 Allocated Parking
- 🏠 Family Bathroom & Ensuite
- 🏠 Large Balcony
- 🏠 NO ONWARD CHAIN





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Approximate total area**
992.69 ft²
92.22 m²

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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	