



**£ 240000**

2 Bed Maisonette, Downsland Road, Basingstoke

Barons Estate Agents are delighted to present this two bedroom, 1st floor maisonette, situated in a cul de sac location within close proximity to Basingstoke town centre and all of it's amenities. The internal accommodation comprises of an entrance hallway, landing, two double bedrooms with built-in wardrobes, a family bathroom, kitchen and lounge/dining room. Externally, the property features a garage with light and power, and parking. Additional benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. An early viewing of this ideal first time buy or investment opportunity would be strongly advised by the vendor's sole agent.

## Location

The property is positioned within half a mile of 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.

Approximately 944 years remaining.

Ground Rent - Peppercorn Rent.

Service Charge - £5 per annum.

## Council Tax

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

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|------------------------|-----------------------|--------------------|
| 🏠 1st Floor Maisonette | 🏠 Two Double Bedrooms | 🏠 Family Bathroom  |
| 🏠 Kitchen              | 🏠 Lounge/Dining Room  | 🏠 Garage & Parking |
| 🏠 Town Centre Location | 🏠 Viewing Advised     | 🏠 NO ONWARD CHAIN  |



