



£ 230000

2 Bed Maisonette, Handel Close, Brighton Hill, Basingstoke

Barons Estate Agents are delighted to present this two bedroom, 1st floor maisonette situated in a cul de sac location. The accommodation comprises of an entrance hall, landing, two double bedrooms, with the master having a built in wardrobe and access to the balcony, a modern bathroom, kitchen and a spacious lounge/dining room. Externally, the property boasts an enclosed rear garden, ample communal parking, and a garage. Additional benefits include gas central heating (with a recently fitted combi boiler), double glazing throughout and NO ONWARD CHAIN. An early viewing of this ideal first time buy or investment opportunity is strongly advised by the vendor's sole agent.

## Location

Handel Close is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo. Local retail shops & retail parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

## Tenure

Leasehold

Length - Approx. 136 years remaining.

Service Charge/Ground Rent - N/A.

Building Insurance - £370 per annum approx.

## 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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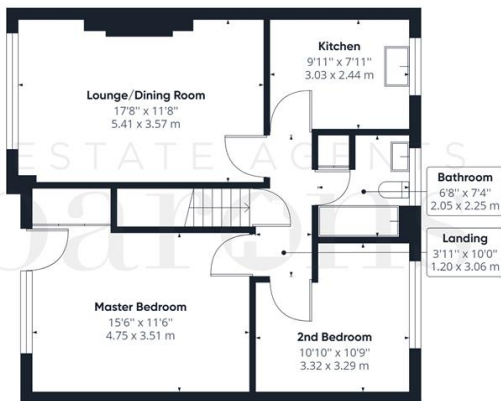
- |                                |                       |                          |
|--------------------------------|-----------------------|--------------------------|
| 🏠 1st Floor Maisonette         | 🏠 Two Double Bedrooms | 🏠 Modern Family Bathroom |
| 🏠 Spacious Lounge/Dining Room  | 🏠 Kitchen             | 🏠 Balcony                |
| 🏠 Gas Heating & Double Glazing | 🏠 Garage              | 🏠 NO ONWARD CHAIN        |





Entrance Hall  
6'5" x 2'10"  
1.98 x 0.89 m

Floor 1 Building 1



Floor 2 Building 1


Approximate total area<sup>(1)</sup>  
719.41 ft<sup>2</sup>  
66.84 m<sup>2</sup>

(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.

GIRAFFE360

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92 plus) <b>A</b>                          |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         | 79  |
| (55-68) <b>D</b>                            | 69      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |