



£ 149995

1 Bed Studio, Park View Court, Victoria Street, Basingstoke

Barons Estate Agents are delighted to present this modern, 1st floor studio flat, located within close proximity to Basingstoke town centre. The block was converted in 2020, and the flat has been lovingly cared for by the current owner and is presented to the market in immaculate condition in our opinion. The internal accommodation comprises of a bedroom, hallway, bathroom and open plan living room/kitchen. The block itself features a secure entry system and a lift. Additional benefits include an allocated parking space in a secure car park, heating and double glazing. An early viewing would be strongly advised by the vendor's sole agent.

Location

Park View Court is situated within half of a mile of Basingstoke town centre and all of its amenities including Festival Place, which offers a host of shops, restaurants, 10 screen cinema and theatre. Fairfields Primary School is within walking distance, St John's Primary School is within half a mile of the property as well as local shops within walking distance. The property also benefits from easy access to the M3 motorway and Basingstoke railway station giving access to London Waterloo in 45 minutes.

Tenure

Leasehold:

146 years remaining approx.

Service Charge/Ground Rent Combined - £941.62 per annum.

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

- | | | |
|----------------------------|---|------------------------------|
| 🏠 1st Floor Studio Flat | 🏠 Town Centre Location | 🏠 Block Converted In 2020 |
| 🏠 Allocated Parking | 🏠 Living Room/Kitchen, Bathroom & Bedroom | 🏠 Secure Entry System & Lift |
| 🏠 Heating & Double Glazing | 🏠 Ideal First Time Buy or Investment | 🏠 Viewing Advised |





Approximate total area⁽¹⁾
359.19 ft²
33.37 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

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