



**£ 299000**

**2 Bed Maisonette, Temple Towers, Richmond Road, Basingstoke**

Barons Estate Agents are delighted to present this charming duplex maisonette, situated in the desirable Temple Towers development. The property has been lovingly cared for by the current owners, and having been built in 1933, boasts a wealth of character features such as open fireplaces, exposed floor boards and high ceilings. Externally, the property boasts well maintained, attractive gardens, with plenty of greenery, flower beds and a pond. The property also features a garage with parking in front, and ample permit parking on the road if needed. Internally on the ground floor, the maisonette features a welcoming entrance hallway, kitchen, a spacious lounge with an open fireplace, and dining room. Upstairs, there are two double bedrooms, both with built in wardrobes, and a family bathroom. Additional benefits include gas central heating, double glazing throughout, and a 'share of the freehold'. Properties of this type are seldom available and a viewing would be strongly recommended to avoid disappointment.

## Location

The property is positioned within a 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

Share of Freehold

951 Years Remaining approx.

No Ground Rent.

Service Charge - £128 PCM approx.

## Council Tax

Band C

## 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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- 🏠 Duplex Maisonette
- 🏠 Kitchen
- 🏠 Garage & Parking
- 🏠 Two Double Bedrooms
- 🏠 Spacious Lounge
- 🏠 Well Maintained Grounds
- 🏠 Family Bathroom
- 🏠 Dining Room
- 🏠 Character Features











### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	