



**£ 225000**

**2 Bed Maisonette, Penrith Road, Kings Furlong, Basingstoke**

Barons Estate Agents are delighted to present this two bedroom, 1st floor maisonette situated within close proximity to Basingstoke town centre. Internally, the accommodation comprises of an entrance hallway, two double bedrooms, a modern shower room, kitchen/dining room and a lounge. Externally, there is a private garden with lawn, patio and a sunny aspect, and permit parking on the road. Additional benefits include 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

Situated in popular Kings Furlong, the property is situated ideally for local schooling, Basingstoke College of Technology and local shops. Basingstoke town centre is situated within a mile offering Festival Place shopping centre, with mainline railway access to London Waterloo in 45 minutes. With access to the A30, A303 and M3 motorway the property offers all the benefits of modern day living.

## Tenure

Leasehold.

935 Years Remaining Approx.

Ground Rent - £8.50 per annum.

Building Insurance - £250.38 per annum approx.

## Tax Band

Band B

## Extra Services

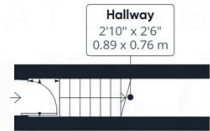
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

---

- 🏠 Two Double Bedrooms
- 🏠 Refitted Shower Room
- 🏠 Private Enclosed Rear Garden
- 🏠 1st Floor Maisonette
- 🏠 Kitchen/Dining Room
- 🏠 Sought After Location
- 🏠 Lounge
- 🏠 Heating & Double Glazing Throughout
- 🏠 NO ONWARD CHAIN





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
611.61 ft<sup>2</sup>  
56.82 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.  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## 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>76</b>
(55-68) <b>D</b>	<b>58</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	