



**£ 185000**

**2 Bed Apartment, Kingsvale Court, Kings Furlong, Basingstoke**

Barons Estate Agents are delighted to present this two bedroom, 1st floor apartment situated within close proximity to Basingstoke town centre. The internal accommodation comprises of a living room, kitchen, hallway, bathroom and two double bedrooms. Externally, there is a communal rear garden and an allocated parking space. Additional benefits include heating, double glazing and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

## Location

Kingsvale Court is situated in popular Kings Furlong area. The property is situated ideally for local schooling, Basingstoke College of Technology and local shops. Basingstoke town centre is situated within a short walk 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 - 153 Years Remaining Approx.  
£80 PCM Service Charge/Ground Rent.

## 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.

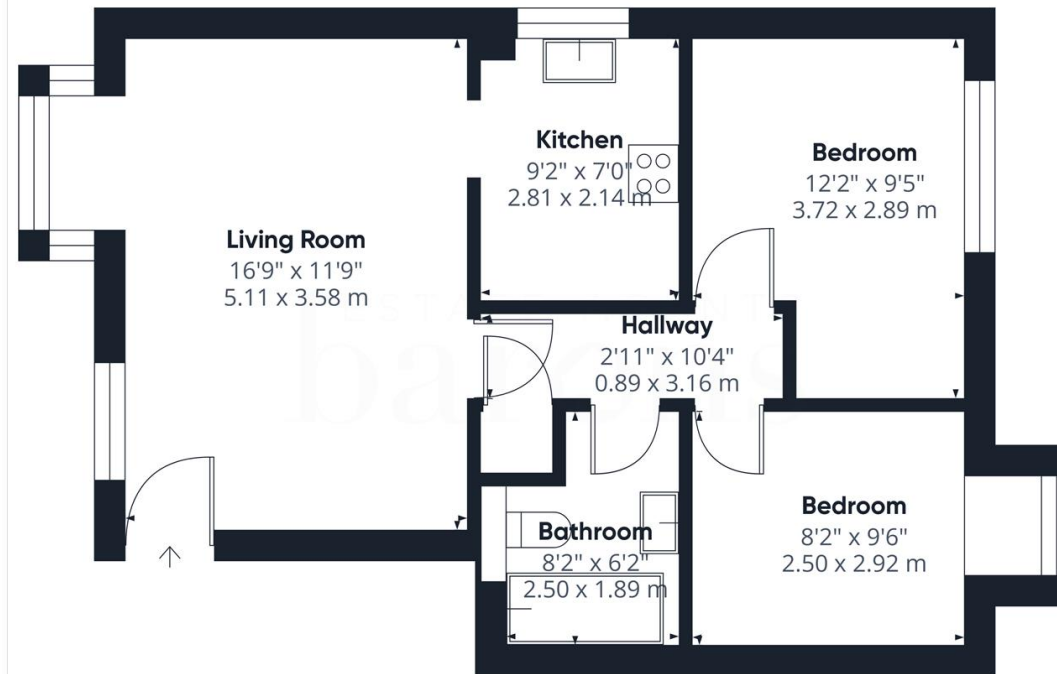
## 🏠 KEY POINTS & FEATURES

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- |                                    |                        |                       |
|------------------------------------|------------------------|-----------------------|
| 🏠 Close to Basingstoke Town Centre | 🏠 Two Double Bedrooms  | 🏠 1st Floor Apartment |
| 🏠 Spacious Living Room             | 🏠 Kitchen              | 🏠 Bathroom            |
| 🏠 Allocated Parking                | 🏠 Communal Rear Garden | 🏠 NO ONWARD CHAIN     |







Approximate total area<sup>(1)</sup>  
544.12 ft<sup>2</sup>  
50.55 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 are based on RICS IPMS 3C standard.

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## 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>	69	77
(55-68) <b>D</b>		
(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	