



**£ 210000**

2 Bed Maisonette, Montague Place, Fairfields, Basingstoke

Barons Estate Agents are delighted to present this 1st floor maisonette, situated in the desirable Montague Place development, and within close proximity to Basingstoke town centre. The property does require some modernisation and updating however, in our opinion, is priced appropriately considering the work needed, and is presented to the market with NO ONWARD CHAIN. Internally, the accommodation comprises of an entrance hallway, landing, two double bedrooms, a kitchen, bathroom, and a spacious lounge/dining room with access to the balcony. Externally, there is a storage cupboard, and a garage in a block. Additional benefits include gas central heating (boiler replaced in 2019), double glazing and a 139 year lease. A viewing would be strongly recommended by the vendor's sole agent.

## Location

Montague Place is located within 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

Leasehold -  
139 Years Remaining  
Ground Rent - £35.50 per annum  
Service/Maintenance Charge - £50 PCM

## Council Tax

Band C

## Extra Services

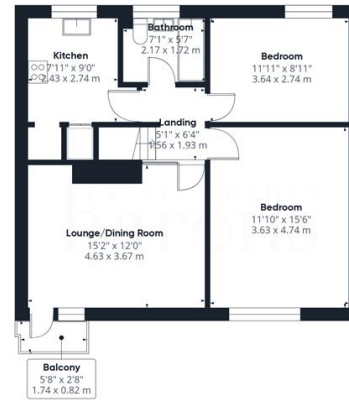
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

### 🏠 KEY POINTS & FEATURES

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- |                        |                        |                                   |
|------------------------|------------------------|-----------------------------------|
| 🏠 1st Floor Maisonette | 🏠 Two Double Bedrooms  | 🏠 Lounge/Dining Room with Balcony |
| 🏠 Kitchen              | 🏠 Bathroom             | 🏠 Garage                          |
| 🏠 Extended Lease       | 🏠 Close to Town Centre | 🏠 NO ONWARD CHAIN                 |





Floor 1 Building 1

ESTATE AGENTS  
**barons**

Approximate total area<sup>(7)</sup>794.15 ft<sup>2</sup>73.78 m<sup>2</sup>

### Balconies and terraces

14.53 ft<sup>2</sup>1.35 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.

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