



£ 230000

2 Bed Maisonette, Devonshire Place, Basingstoke

Barons Estate Agents are delighted to present this two bedroom, ground floor maisonette situated within close proximity to Basingstoke town centre. The internal accommodation comprises of an entrance hallway, two bedrooms, a bathroom, kitchen/dining room and a lounge which offers direct access to the garden. Externally, the property boasts driveway parking for three vehicles, an enclosed rear garden with a sunny aspect and storage. Additional benefits include gas central heating and double glazing throughout. An early viewing would be strongly advised by the vendor's sole agent.

## Location

Devonshire Place 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. Kings Furlong Infant and Junior school is situated within a quarter of a mile along with local shops. 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 - 933 years remaining approx.

Ground Rent - £50 per annum approx.

Service Charge & Building Insurance - £400 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

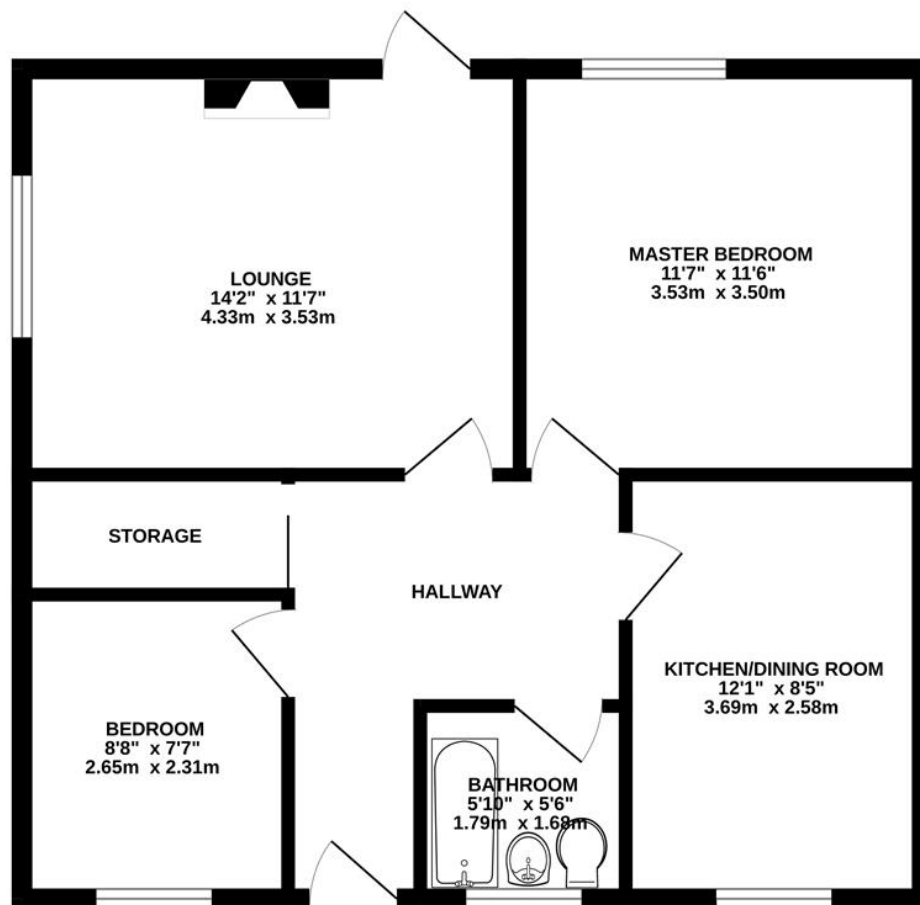
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|---------------------------------------|----------------------------------------------|-------------------|
| 🏠 Ground Floor Maisonette             | 🏠 Close Proximity to Basingstoke Town Centre | 🏠 Two Bedrooms    |
| 🏠 Kitchen/Dining Room                 | 🏠 Lounge With Access to the Garden           | 🏠 Bathroom        |
| 🏠 Driveway Parking for Three Vehicles | 🏠 Gas Central Heating & Double Glazing       | 🏠 Viewing Advised |





GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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