



£ 200000

2 Bed Flat, Old Worting Road, Basingstoke

Barons Estate Agents are delighted to present to the market, WITH NO ONWARD CHAIN, this well presented light and airy two bedroom ground floor apartment. Internally, there is an entrance hall, spacious lounge/dining room, kitchen and modern family bathroom. Additional benefits include double glazing throughout, gas central heating and an allocated parking space. An early viewing of this ideal first time buy or investment opportunity is highly recommended by the vendor's sole agent.

Location

The property is situated off Old Worting Road and gives you access to the Leisure Park which offers a swimming pool, multiplex cinema, ice rink and ten pin bowling, along with various eateries. The acclaimed shopping facilities of Festival Place are within a short drive, offering a wide range of shops and restaurants close by. Basingstoke main line railway is direct to London Waterloo along with easy access to junction 6 and 7 of the M3. The A33 offers links to Reading and the A339 to Newbury.

Tenure

Leasehold - 1/12th Share of Freehold
103 Years Remaining on Lease
Zero Ground Rent
Service Charge - £1400 PA

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

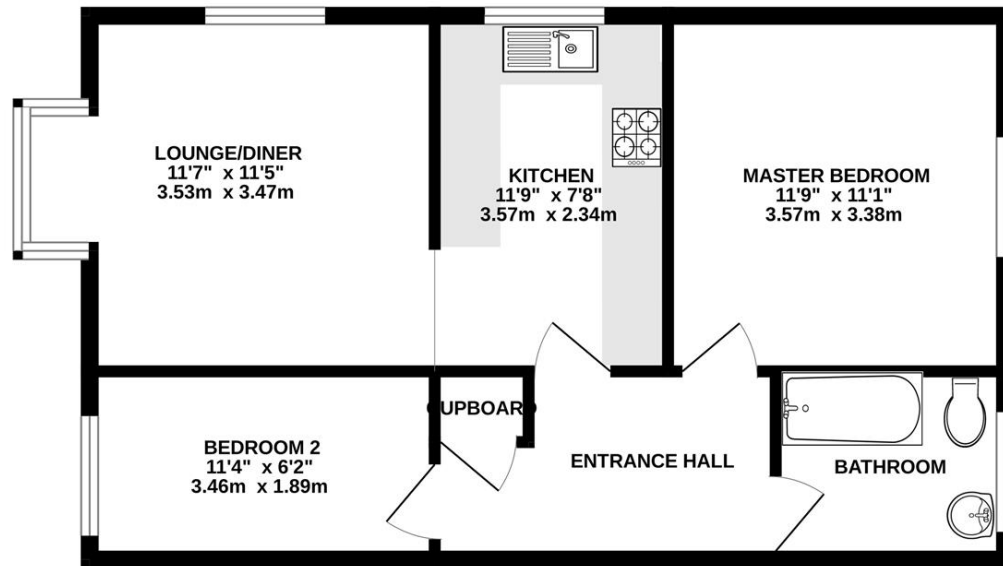
buyer or seller uses the services of that company.

▀ KEY POINTS & FEATURES

- ▀ NO ONWARD CHAIN
- ▀ 2 Bedrooms
- ▀ Bathroom
- ▀ Ground Floor Apartment
- ▀ Lounge/Dining Room
- ▀ Allocated Parking Space
- ▀ Security Entry Phone
- ▀ Kitchen
- ▀ Communal Garden



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	