



**£ 195000**

**2 Bed Flat, Lefroy Avenue, Basingstoke**

Barons Estate Agents are pleased to bring to the market this ground floor flat. The accommodation comprises of secure entry phone to the communal entrance hall, own entrance hall, kitchen, lounge, 2 bedrooms and a bathroom. The property benefits from gas radiator central heating, double glazing, allocated parking and No Onward Chain.

## Location

Southview Mews is situated within walking distance of the Town Centre offering easy access to the wealth of facilities and amenities available in Basingstoke. These include the Mainline train line to London Waterloo in 45 minutes, Festival place shopping centre and a host of bars, clubs and eateries. The M3 can be accessed with relative ease and good bus services support Basingstoke's transport links.

## Tenure

Leasehold

## Council Tax

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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- Secure Entry Phone
- 2 Bedrooms
- Bathroom

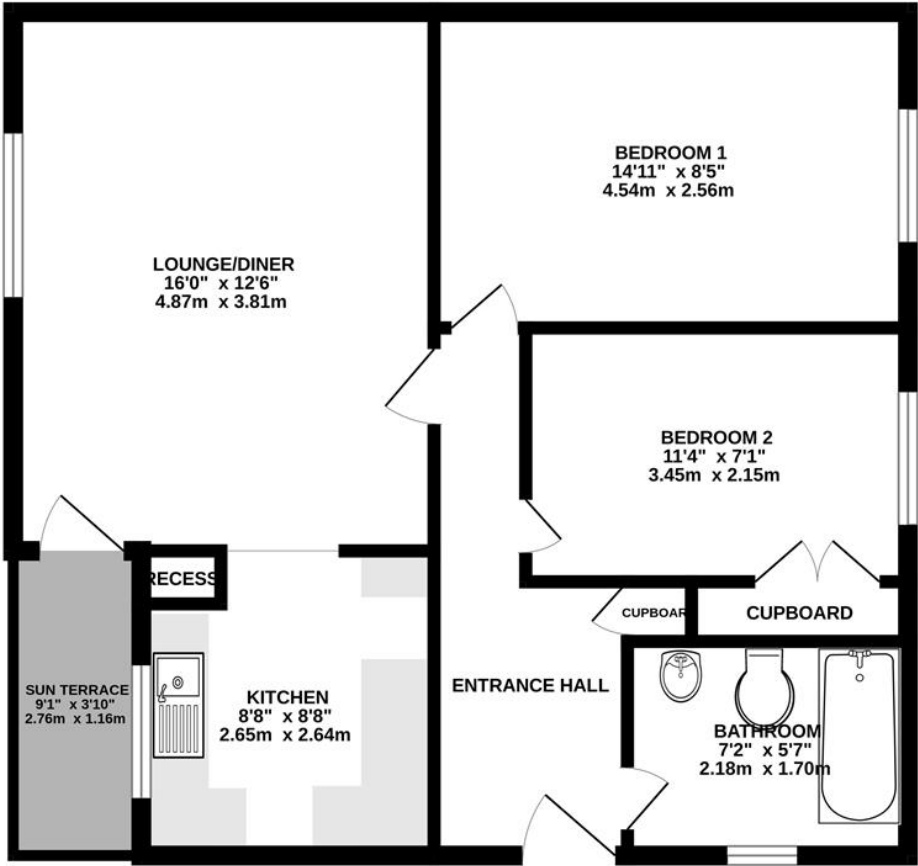
- Communal Hall
- Lounge
- Radiator Heating

- Entrance Hall
- Kitchen
- Allocated Parking





GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(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		
England & Wales	EU Directive 2002/91/EC	