



**£ 165000**

**1 Bed Flat, Cromwell Road, Basingstoke**

Barons Estate Agents are pleased to offer this character top floor flat. There is a communal entrance hall with stairs to the top floor landing. The front door opens to an entrance hall which services all rooms. There is a spacious dual aspect open plan lounge and refitted kitchen, refitted bathroom and spacious dual aspect bedroom. There is a communal basement which can be used for storage. Outside and to the rear there is allocated parking for 1 car.

## Location

Tallyho Lodge is positioned within 0.5 miles 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

125 years from 1985. 85 years remaining.

There are 6 flats in the block and self manage the service charge.

2025 service charge £78pm.

## Council 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

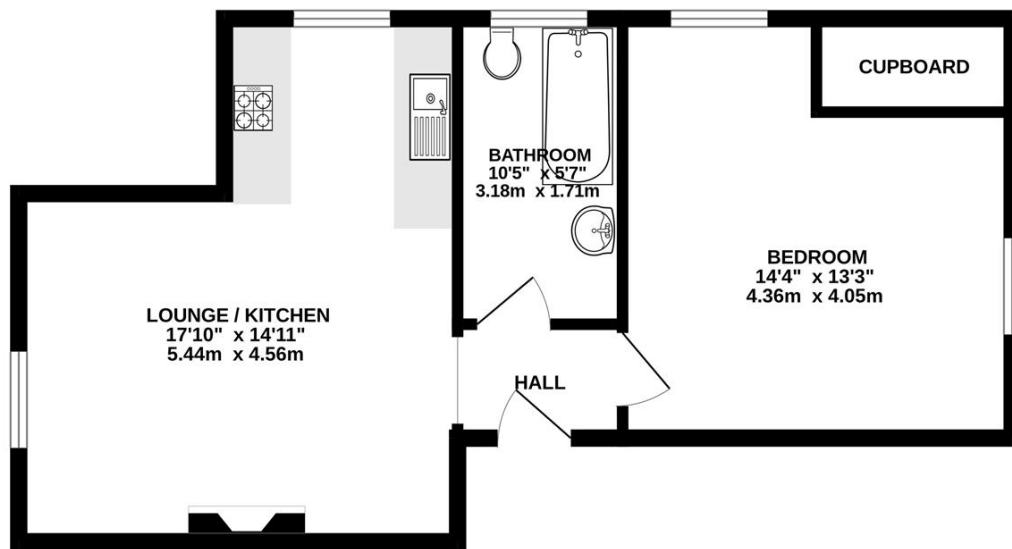
buyer or seller uses the services of that company.

## ■ KEY POINTS & FEATURES

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- |                                       |                            |                   |
|---------------------------------------|----------------------------|-------------------|
| ■ Communal Entrance Hall              | ■ Entrance Hall            | ■ Bedroom         |
| ■ Open Plan Refitted Kitchen - Lounge | ■ Radiator Central Heating | ■ Double Glazing  |
| ■ Communal Basement                   | ■ Allocated Parking        | ■ No Onward Chain |





TOTAL FLOOR AREA: 492 sq.ft. (45.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>68</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	