



£ 180000

1 Bed Bungalow, Kendal Gardens, Basingstoke

Barons Estate Agents are pleased to present this rarely available one bedroom bungalow, exclusively for the over 55s, located in the highly sought-after Kendal Gardens in Kempshott. The property offers well-balanced accommodation, including a fitted kitchen, a modern shower room, a double bedroom with built-in storage, and a spacious lounge/dining area with sliding doors leading to the garden.

Additional benefits include no onward chain, generous communal parking, and an attractive outlook with well-maintained outside space. Viewings are strictly by appointment through Barons Estate Agents.

Location

The property is positioned on a private road off Pack Lane, properties on this road reflect an attractive street scene. 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 approximately (2.3 miles away) and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides gateway access to London, the south and stunning rural scenery in Hampshire.

Tenure

Leasehold:

60 Years Remaining on Lease (99 Year Lease from 01/09/1986)

Ground Rent - £189.53 approx. (every 6 months)

Service Charge - £1368 approx. (every 6 months)

Tax Band

Band B

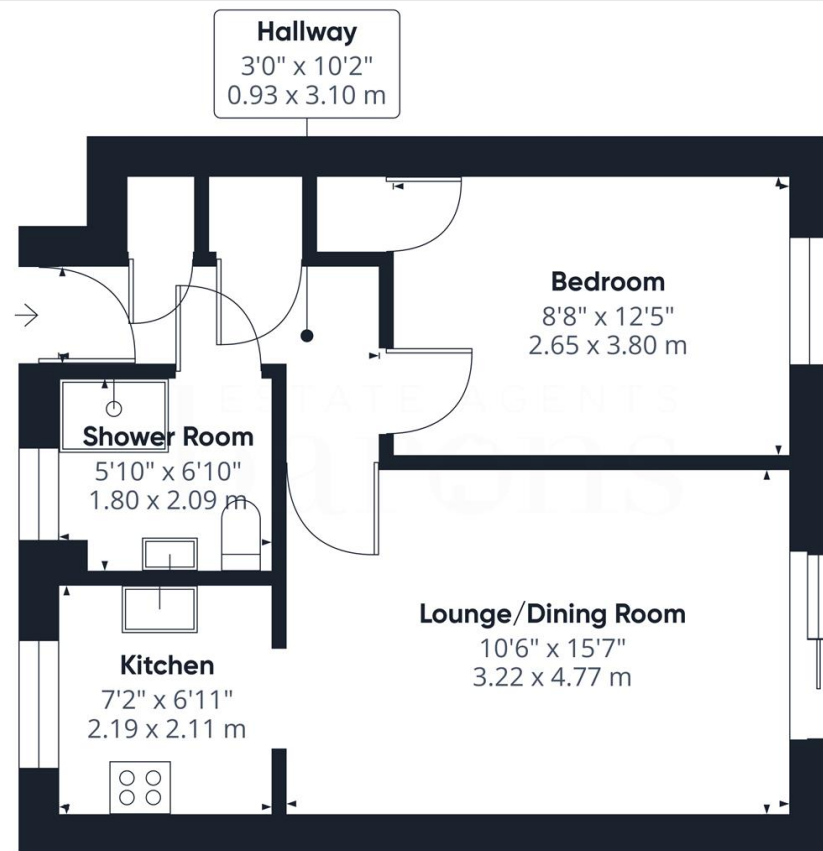
Extra Services

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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|-------------------------|--------------------|----------------------|
| 🏠 Rarely Available | 🏠 Over 55's Living | 🏠 1 Bedroom Bungalow |
| 🏠 Sought After Location | 🏠 Kitchen | 🏠 Modern Shower Room |
| 🏠 Lounge/Dining Room | 🏠 Garden | 🏠 NO ONWARD CHAIN |





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Approximate total area⁽¹⁾
429 ft²
39.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 