



**£ 155000**

**1 Bed Flat, Mallory Road, Basingstoke**

Barons Estate Agents are delighted to present to the market, this well presented one bedroom ground floor apartment. Internally, there's an entrance hallway, spacious lounge/dining room with access to outside space, kitchen with built in appliances 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

Mallory Road is situated to the North East of the town centre and offers good access to local schools and convenience shops. More extensive shopping is a short drive away at Chineham Shopping Centre and Festival Place. The A33 and M3 are easily accessible along with mainline railway to London Waterloo. For the out door person there are country walks, golf courses, National Trust properties, eateries and pubs abound.

## Tenure

Leasehold:

125 years from 2008

Service Charge £200 approx. PCM

Ground Rent £250 PA

## 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

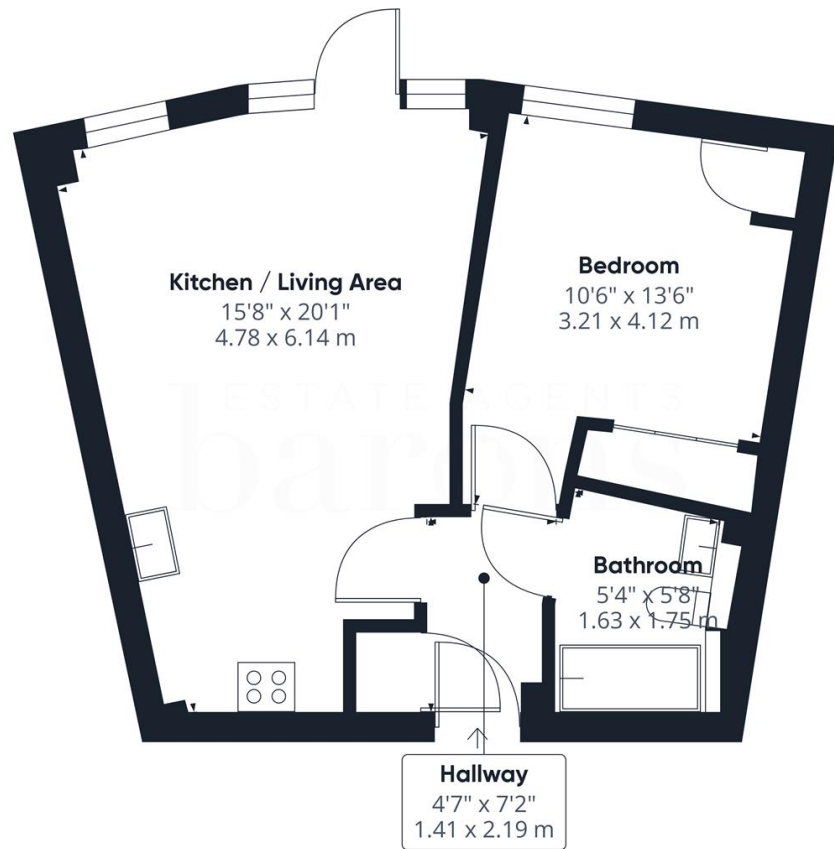
buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

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- |                           |                            |                   |
|---------------------------|----------------------------|-------------------|
| 🏠 1 Bedroom               | 🏠 Ground Floor             | 🏠 Outside Space   |
| 🏠 Kitchen                 | 🏠 Lounge/Dining Room       | 🏠 Modern Bathroom |
| 🏠 Allocated Parking Space | 🏠 Close to Local Amenities |                   |





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Approximate total area<sup>®</sup>  
467.85 ft<sup>2</sup>  
43.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for 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>	<b>77</b>	<b>79</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	