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£ 199995

2 Bed Maisonette, Borodin Close, Brighton Hill, Basingstoke

Barons Estate Agents are delighted to present this ground floor, two bedroom maisonette situated in a quiet residential location. The internal accommodation comprises of a spacious lounge/dining room, hallway, kitchen, family bathroom and two double bedrooms. Externally, the property features an enclosed rear garden and a garage in a block. Additional benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. An early viewing of this ideal first time buy or investment opportunity is strongly advised by the vendor's sole agent.

## Location

Borodin Close is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3. Mainline railway is within a short drive with direct link to London Waterloo (45 minutes). Retail shopping parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment along with the leisure park.

## Tenure

### Leasehold

Length - 117 years remaining approx.

Ground Rent - £150 per annum.

Service Charge - N/A

## 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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|------------------------|--------------------------------|--------------------------|
| 🏠 NO ONWARD CHAIN      | 🏠 Ground Floor Maisonette      | 🏠 Two Double Bedrooms    |
| 🏠 Kitchen              | 🏠 Spacious Lounge/Dining Room  | 🏠 Bathroom               |
| 🏠 Enclosed Rear Garden | 🏠 Gas Heating & Double Glazing | 🏠 Garage In Nearby Block |



