



£ 185000

2 Bed Maisonette, Western Way, Basingstoke

Barons Estate Agents are delighted to present WITH NO ONWARD CHAIN this two bedroom, 1st floor maisonette. Internally, the accommodation comprises of an entrance hallway, two double bedrooms, a bathroom, kitchen and a lounge/dining room. Externally, there is a private garden and communal parking on the road. 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 would be strongly advised by the vendor's sole agent.

Location

Western Way is located in South Ham, offering commuter links via bus, train station and M3 junctions. Morrison's supermarket is easily accessible as are all of Basingstoke town centre's amenities including Festival Place shopping centre and a vast selection of bars and eateries.

Tenure

Leasehold:

90 Years remaining on the lease

Ground Rent: £10PA

Service Charge: £33PCM

Council Tax

Band B

Extra Services

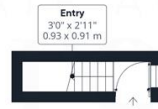
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

buyer or seller uses the services of that company.

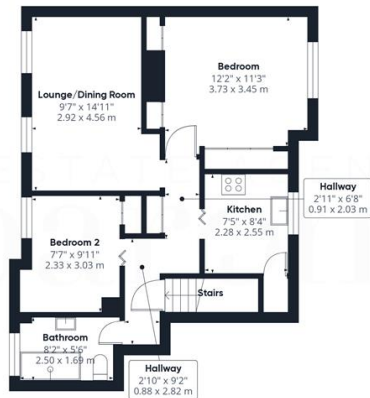
🏠 KEY POINTS & FEATURES

- | | | |
|-------------------|------------------------|----------------------------|
| 🏠 NO ONWARD CHAIN | 🏠 1st Floor Maisonette | 🏠 2 Bedrooms |
| 🏠 Kitchen | 🏠 Lounge/Dining Room | 🏠 Bathroom |
| 🏠 Private Garden | 🏠 Communal Parking | 🏠 Close to Local Amenities |





Floor 0



Floor 1

Approximate total area[®]
605.04 ft²
56.21 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	