



£ 230000

2 Bed Maisonette, Borodin Close, Basingstoke

Barons Estate Agents are delighted to present to the market this two bedroom, 1st floor maisonette situated in a cul de sac location. The accommodation comprises of an entrance hall, landing, two double bedrooms, with the master having a built in wardrobe and access to the balcony, family bathroom with P-shaped bath and electric shower, kitchen and a spacious lounge/dining room. Externally, the property boasts an enclosed rear garden, ample communal parking, and a garage. Additional benefits include gas central heating, thermostatically-controlled radiators and double glazing throughout. 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 as well as junction 11 of the M4 (via the A33). Mainline railway is within a short drive or a 10 minute bus ride (nearby bus stop on Sullivan Road) with direct link to London Waterloo. Local retail shops & retail 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.

## Tenure

Leasehold:

Share of Freehold

Lease on Completion: 950 years aprox

No service charge/Ground Rent

## 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

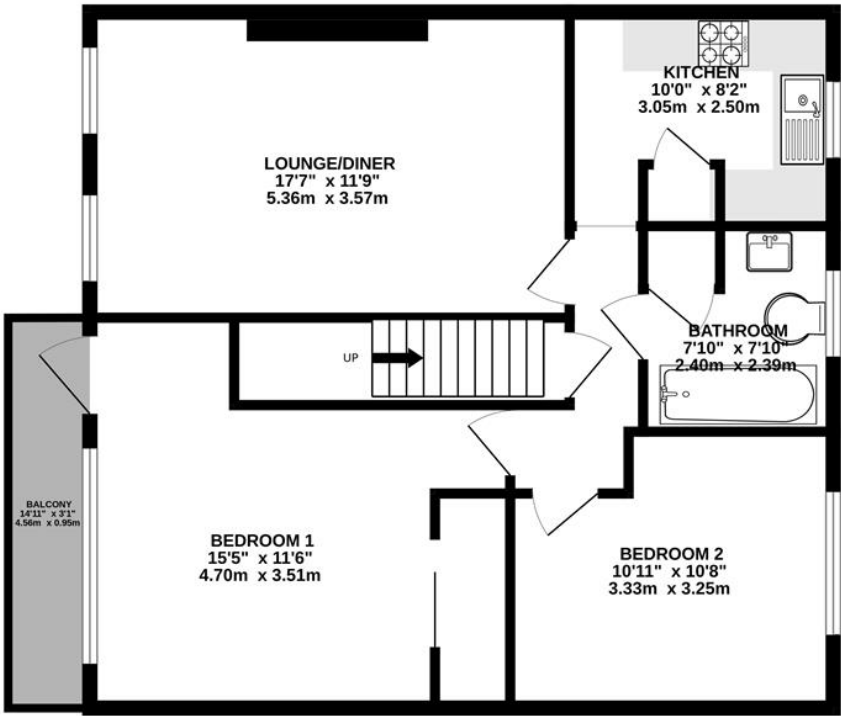
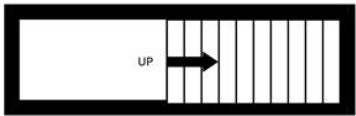
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|--------------------------------|------------------------|-----------------------|
| 🏠 Share of Freehold            | 🏠 1st Floor Maisonette | 🏠 Two Double Bedrooms |
| 🏠 Private Enclosed Rear Garden | 🏠 Lounge/Dining Room   | 🏠 Kitchen             |
| 🏠 Family Bathroom              | 🏠 Balcony              | 🏠 Garage              |





GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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