



£ 205000

2 Bed Flat - Purpose Built, Skippetts Gardens, Basingstoke

Barons Estate Agents are extremely pleased to bring to the market this beautifully presented ground floor flat. A former show home with many additional luxury features, including a fully fitted kitchen with integrated appliances (Neff slide and hide oven, hob, washer dryer, dishwasher, extractor and fridge freezer), fitted wardrobes in both bedrooms, Amtico flooring in lounge/kitchen area and quality electrical lights and fittings throughout. There is a security entry phone system to the communal entrance hall leading to the flat, which has its own alarm system. Inside the flat there is a hall servicing all rooms, bathroom, 2 bedrooms, dual aspect open plan lounge dining kitchen. Outside there is a communal grassed area with maturing trees, allocated and visiting parking.

Location

Skippetts Gardens is located within a mile of Basingstoke Town Centre. 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 within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

Tenure

Leasehold.

107 years remaining (31/12/2132)

Service charge £ 200.70 pm

Ground Rent £ 175 pa.

Council Tax

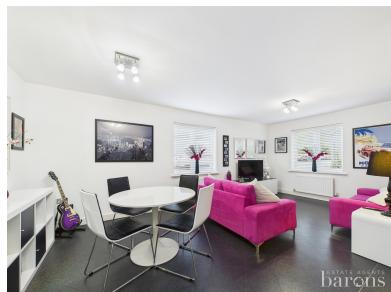
Band C

Extra Services

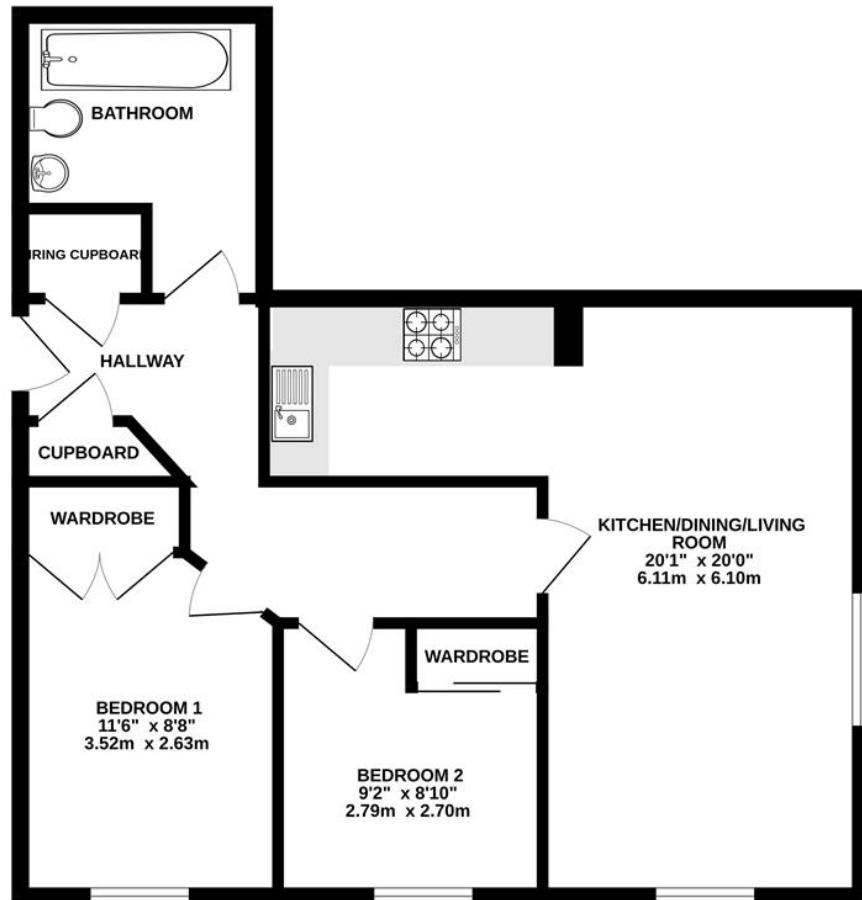
Strictly by appointment with Barons Estate Agents.

◆ KEY POINTS & FEATURES

- ◆ No Onward Chain
- ◆ Lounge, Fully Fitted Kitchen, Dining Room
- ◆ Radiator Heating & Double Glazed
- ◆ Communal Entrance Hall
- ◆ 2 Bedrooms, With Fitted Wardrobes
- ◆ Allocated Parking And Ample Visitor Parking
- ◆ Entrance Hall
- ◆ Bathroom (Shower Over Bath) With Stainless Steel Radiator/Towel Rail
- ◆ Former Show Home



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 62025

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC