



**Farm View Drive, Basingstoke, Hampshire,
RG24 8EX**

£200,000

NO CHAIN!! Loddon Properties is pleased to present this immaculately refurbished over 55's maisonette to the market. A modern two-bedroom on the first-floor featuring a stylish spacious living area, contemporary kitchen with cooker, fridge/freezer and washing machine, two spacious bedrooms, one is fully fitted with furniture. The bathroom is sleek with a modern neutral pallet and a large walk in shower. The property offers a comfortable and convenient living space in a desirable location. Outside, to the front of the property has an attractive communal garden mainly laid to lawn and without any of your maintenance required. There is also a beautiful feature pond in the communal area. This maisonette is situated in a quiet and picturesque cul-de-sac, a short, level walk to local shops, doctors, pharmacy, dentist and regular bus routes to nearby Chineham Shopping Centre and Basingstoke town. Chineham is a popular residential area with Chineham Shopping Centre located close by offering a range of shopping facilities, takeaways and a Tesco superstore. Basingstoke Town Centre is easily reached where there is the extensive shopping and recreational facilities such as the bars, restaurants and shops of Festival Place.

TENURE: Leasehold

YEARS REMAINING ON THE LEASE: 60

ANNUAL GROUND RENT: £75.00

MAINTENANCE/SERVICE CHARGES: £1,365 p/a

EPC RATING: C

COUNCIL TAX BAND: C





- NO ONWARD CHAIN!!!
- OVER 55's
- TWO BEDROOM FIRST FLOOR MAISONETTE
- FULLY FITTED KITCHEN
- SPACIOUS LIVING AREA
- BATHROOM WITH WALK IN SHOWER
- LOCAL AMENITIES WITHIN WALKING DISTANCE
- QUIET CUL-DE-SAC
- BEAUTIFUL GARDEN AND POND VIEWS

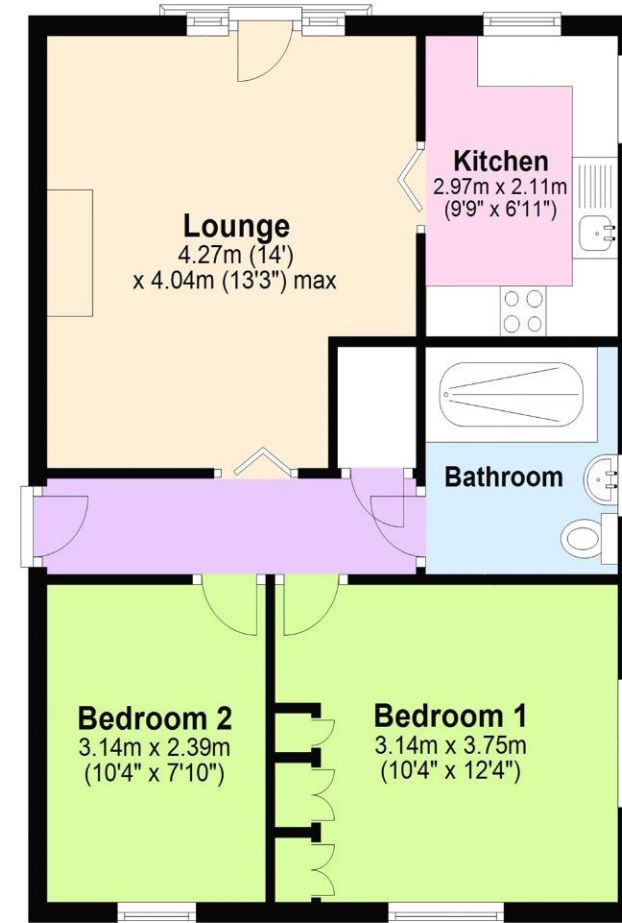


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



First Floor

Approx. 53.6 sq. metres (576.8 sq. feet)



Total area: approx. 53.6 sq. metres (576.8 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

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