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Lambert Court, Chapel Gate, Basingstoke

Guide price £245,000

BELVOIR!



PROPERTY

A luxury two-bedroom apartment with balcony and en-suite to the main bedroom on the second floor of this purpose built modern block of apartments, conveniently situated within walking distance of the town centre and railway station.

The accommodation comprises a generous hallway, leading to the kitchen/living/dining room, two good sized double bedrooms with an en-suite to the main bedroom, a bathroom, storage cupboard and excellent balcony. The living room and bedroom has an elevated northerly outlook away from the railway over the estate and grounds.

There is an allocated parking space plus access to visitor's permits for additional parking.

LOCATION

The property is situated on the northern edge of Basingstoke town centre close to amenities in South View. The town centre is easily accessible by foot within minutes, together with all other major central facilities and amenities. There are also excellent transport links via the A339, A340 and M3 junctions 6 and 7. Nearby, the main line railway station can be reached within 5 minutes' walk which offers a fast train service to London-Waterloo taking approximately 45 minutes.

TENURE Leasehold

LEASE 999 years expiring 3016

CHARGES

Current Ground Rent £200 per annum

Current Service/Maintenance Charge: Approximately - £1051 per year

LOCAL AUTHORITY Basingstoke and Deane Borough Council

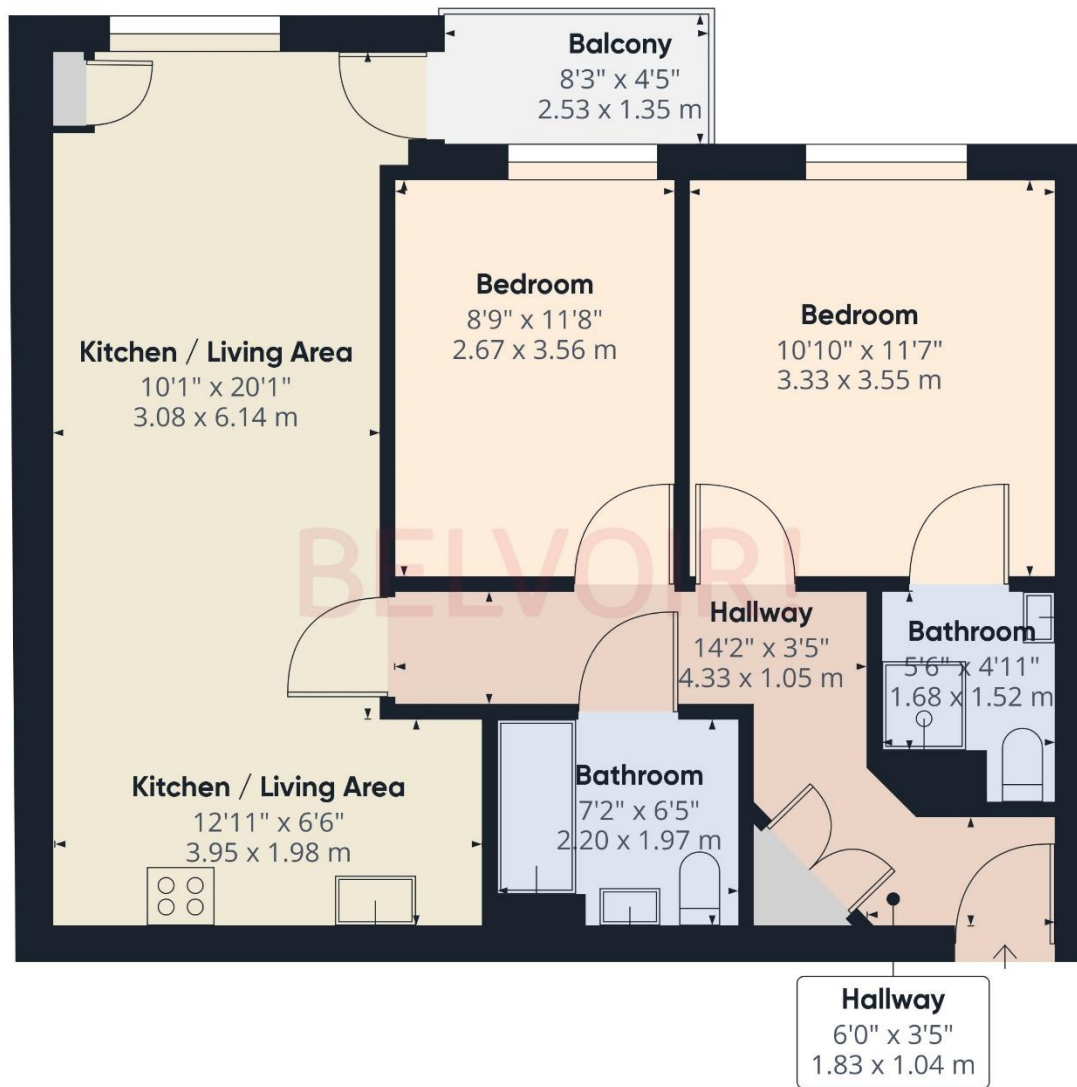
COUNCIL TAX Band C

EPC - B





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

702.02 ft²

65.22 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.

GIRAFFE360

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/basingstoke

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