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Russell Road, Basingstoke

Guide price £195,000

BELVOIR!



PROPERTY

This modern two-bedroom second floor apartment is situated in a very convenient location for access to the town centre as well as local parks and open spaces. The property is located in Russell Road, just off Cliddesden Road close to Queen Mary's College and provides a safe, lit walk towards the town centre in around 15 minutes.

ACCOMMODATION

On entry to the property from the communal hallway, you proceed into a welcoming spacious hall which serves the majority of the rooms. The kitchen and living room adjoin each other and provides a superb, sociable space for entertaining. The main bedroom is of generous proportions and there is an en-suite shower room to the main bedroom. A bathroom serves the other double bedroom.

Outside there is a parking space for one car with several visitor spaces and access to the communal grounds.

LOCATION

The property is situated on the southern edge of Basingstoke town centre close to amenities in Fairfields and the top of town. The town centre is easily accessible by foot within 10-15 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. The main line railway station can be reached within 20 minutes' walk which offers a fast train service to London-Waterloo taking approximately 45 minutes.

LOCAL AUTHORITY Basingstoke and Deane

COUNCIL TAX BAND C

TENURE Leasehold

LEASE 125 years from 1st June 2003

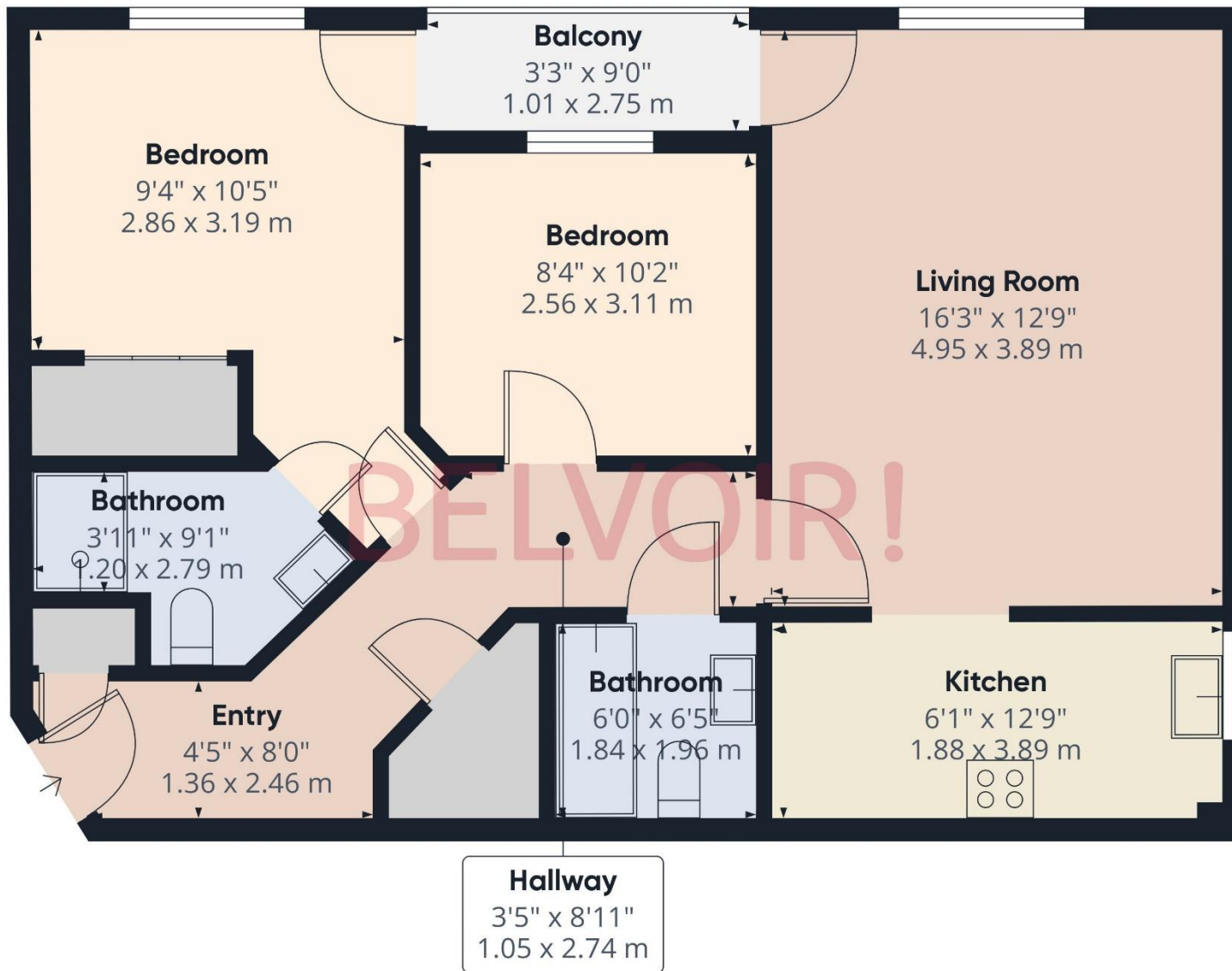
SERVICE CHARGE £2538.30 annual charge

GROUND RENT £TBC PA





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

705.69 ft²

65.56 m²

Balconies and terraces

29.82 ft²

2.77 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/basingstoke

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