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Winchester Road, Basingstoke

Guide price £180,000

**BELVOIR!**





## PROPERTY

A spacious first floor maisonette as part of a purpose-built block of just two apartments, situated prominently just a short walk from the town centre with its many shops, amenities and mainline railway station.

## ACCOMMODATION

On entry to the property, you proceed directly into a small entrance hallway which has stairs immediately rising to the first-floor landing. The accommodation comprises a generous sized living room, fitted kitchen with cupboards and worktops, two spacious bedrooms and a bathroom with shower fitted. The property benefits from having a garage and a small area of outside space as well as access to the local authority parking permit scheme with lots of street parking available in the surrounding roads and wider area.

## LOCATION

The property is situated close to Basingstoke town centre, just off Winchester Road, which is a short walk to the shops and railway station. Festival Place shopping centre and other major central facilities and amenities are available within 10 minutes' walk. There are also excellent transport links via the A339, A340 and M3 junction 7. The main line railway station offers a fast train service to London-Waterloo taking approximately 45 minutes.

**TENURE** Leasehold

**LEASE** Expires 2107 (136 years from 1971) 82 years remaining

**GROUND RENT** £100 per annum

**SERVICE CHARGE** No service charge

**LOCAL AUTHORITY** Basingstoke and Deane Borough Council

**COUNCIL TAX** Band B

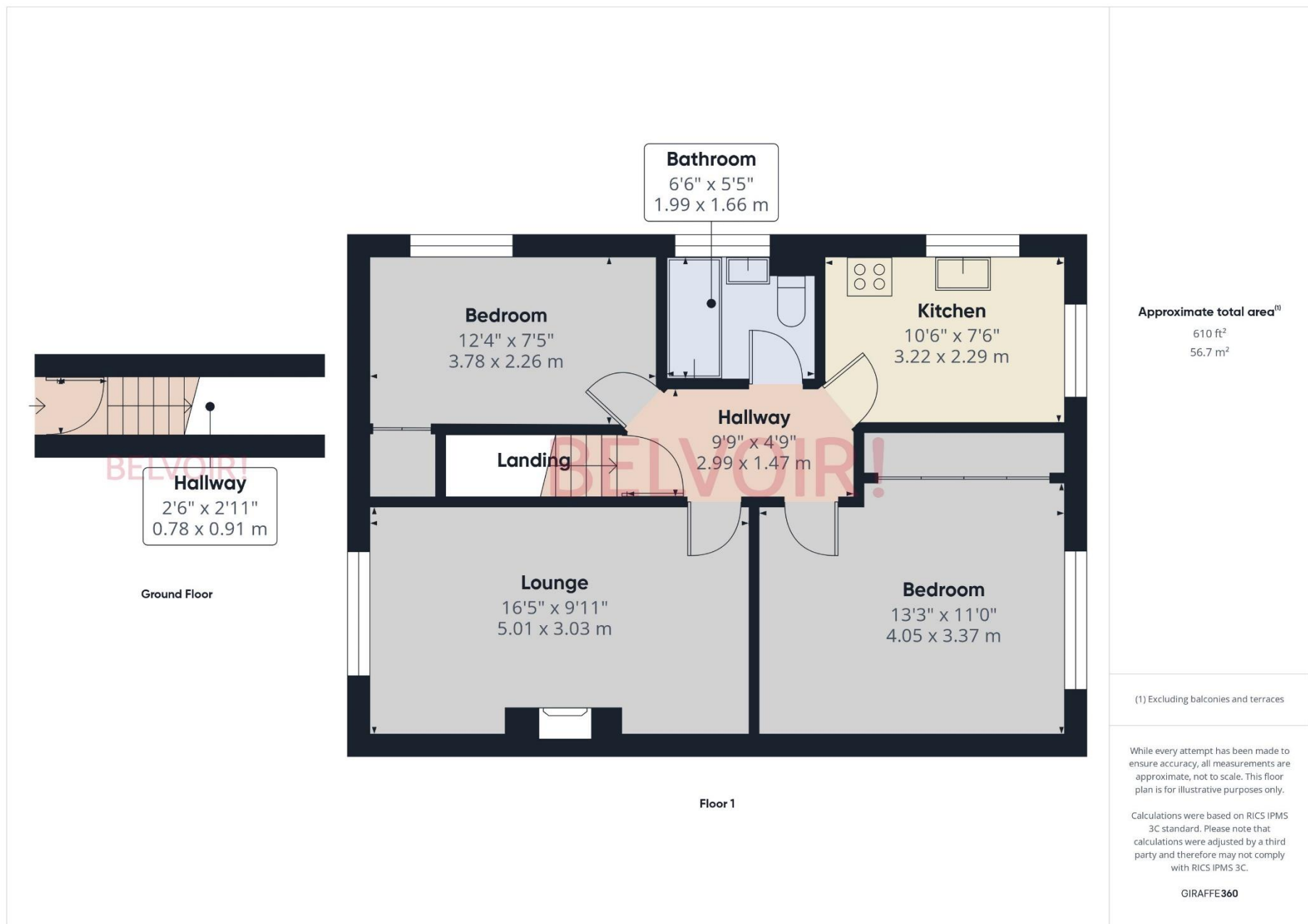
**EPC** E





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		70 C
55-68	<b>D</b>		
39-54	<b>E</b>	54 E	
21-38	<b>F</b>		
1-20	<b>G</b>		





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