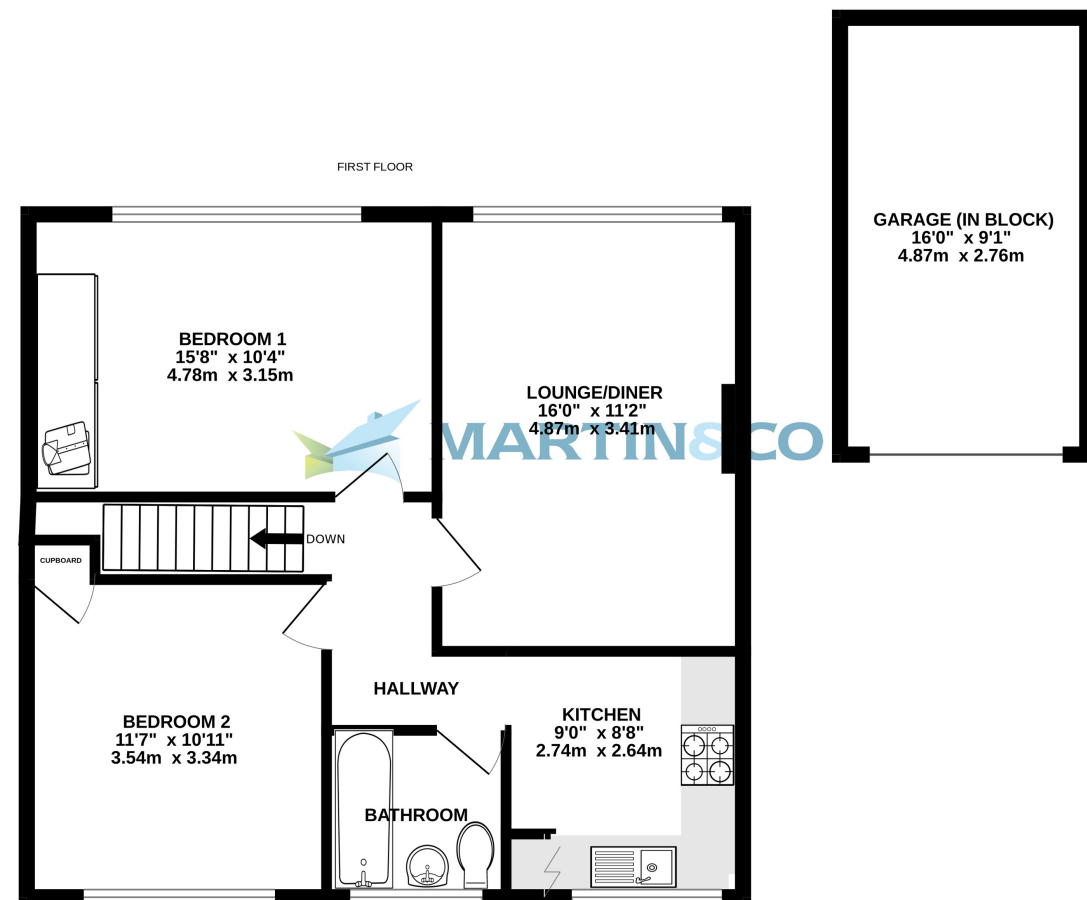




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



FOR SALE

Halliday Close, Basingstoke, RG21 3LA

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £230,000





Halliday Close, Basingstoke

Asking Price Of £230,000

- First Floor Two Bedroom Maisonette
- Spacious Lounge/Diner
- Fitted Kitchen with Gas Hob
- Two Double Bedrooms
- Built-In Wardrobes to Bedroom One
- Private Front and Rear Gardens
- Off-Road Parking via Double Gates
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A two bedroom first floor maisonette with spacious lounge/diner, fitted kitchen, bathroom, and two double bedrooms. Benefits include a large private garden with driveway parking, brick-built shed, and garage in a nearby block. Sold with no onward chain.

DOUBLE GLAZED DOOR TO

LOWER ENTRANCE HALL Stairs to first floor

LANDING Accessed via a private ground floor entrance with stairs rising to the first floor. The hallway includes a radiator, fitted carpet, and loft access, providing a practical and welcoming approach to the accommodation.

LOUNGE/DINER 16' 0" x 11' 2" (4.88m x 3.4m) A bright and well-proportioned reception room with a large front aspect double glazed window providing plenty of natural light. Features include a fitted carpet, radiator, and a central fireplace with surround. A versatile space, ideal for both everyday living and entertaining.

KITCHEN 9' 0" x 8' 8" (2.74m x 2.64m) Rear aspect double glazed window overlooking gardens. Fitted with a range of eye and base level units with rolled edge work surfaces and tiled splashbacks. Integrated oven with four-ring gas hob and extractor over, plus stainless steel sink with drainer. Space and plumbing for washing machine and tall fridge/freezer. The kitchen also houses an airing cupboard with hot water cylinder and boiler. Finished with a tiled effect flooring



BEDROOM ONE 15' 6" x 10' 4" (4.72m x 3.15m) A generously sized double bedroom with a rear aspect double glazed window. Features fitted carpet, radiator, and a wall of built-in wardrobes with sliding doors, including mirrored panels, providing excellent storage.

BEDROOM TWO 11' 7" x 10' 11" (3.53m x 3.33m) A well-proportioned double bedroom with a front aspect double-glazed window. Includes fitted carpet, radiator, and a built-in storage cupboard.

BATHROOM Fitted with a white suite comprising panel-enclosed bath with mixer taps and shower attachment, pedestal wash basin, and low-level WC. Fully tiled walls with decorative border, grab rails for convenience, and a frosted rear aspect double-glazed window. Finished with vinyl flooring.

OUTSIDE

GARAGE 16' 0" x 9' 1" (4.88m x 2.77m) A single garage located in a nearby block, providing secure parking or additional storage.



GARDEN The property enjoys private front and rear gardens, mainly laid to lawn and enclosed by mature hedging, providing a good degree of privacy. The rear garden includes a hardstanding area accessed via double gates and a dropped kerb, allowing for off-road parking for a car or van if required. There is also a brick-built storage shed, ideal for garden equipment, bikes, or bins.

PARKING On-road parking is available in the surrounding area, in addition to the off-road option via the rear gates

KEY FACTS FOR BUYERS

Tenure: Leasehold
Lease: 999 years from 5th December 1962
Ground Rent: £10 per annum
Service Charges: Self-maintained. A contribution towards block buildings insurance is paid annually - £323.17 (paid in March 2025 for the year).
EPC Rating: C
Council Tax Band: B
Local Authority: Basingstoke and Deane Borough Council

