

## 23 Russell Road, Basingstoke – RG21 3EU

£220,000 Leasehold

Entrance hallway • Modern kitchen with built-in appliances • Spacious living/dining room with balcony access •  
Two double bedrooms, including an en-suite • Allocated Parking plus visitor parking • Balcony • First Floor

01256 321777

[www.thepropertyexplorer.co.uk](http://www.thepropertyexplorer.co.uk)

the property  
**explorer**

Modern 2-bed flat with balcony, parking, and en-suite. Close to Town Centre with amenities nearby. Leasehold with service charge and ground rent.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

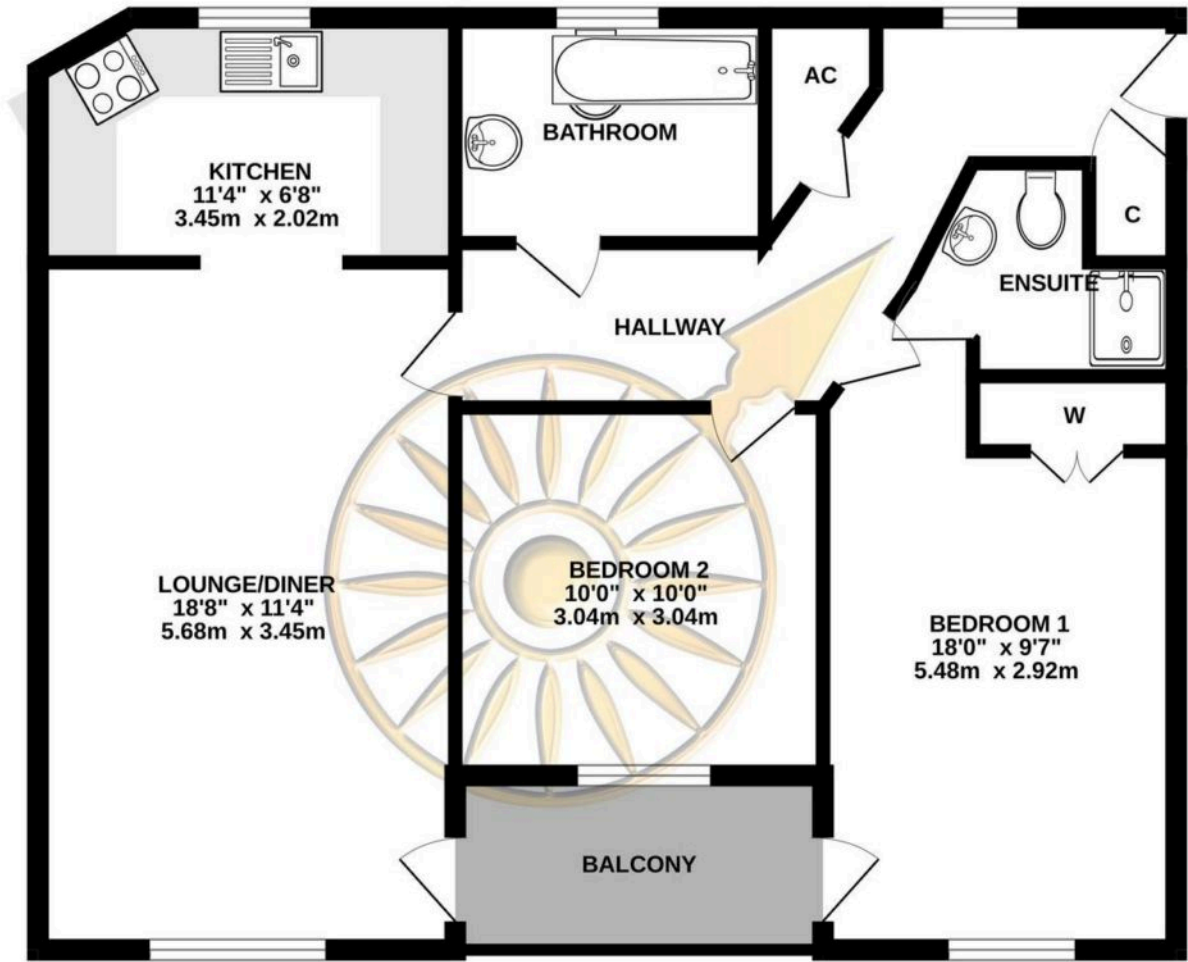


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731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

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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