



Sylvaner Court, Vyne Road, Basingstoke, RG21 5NZ

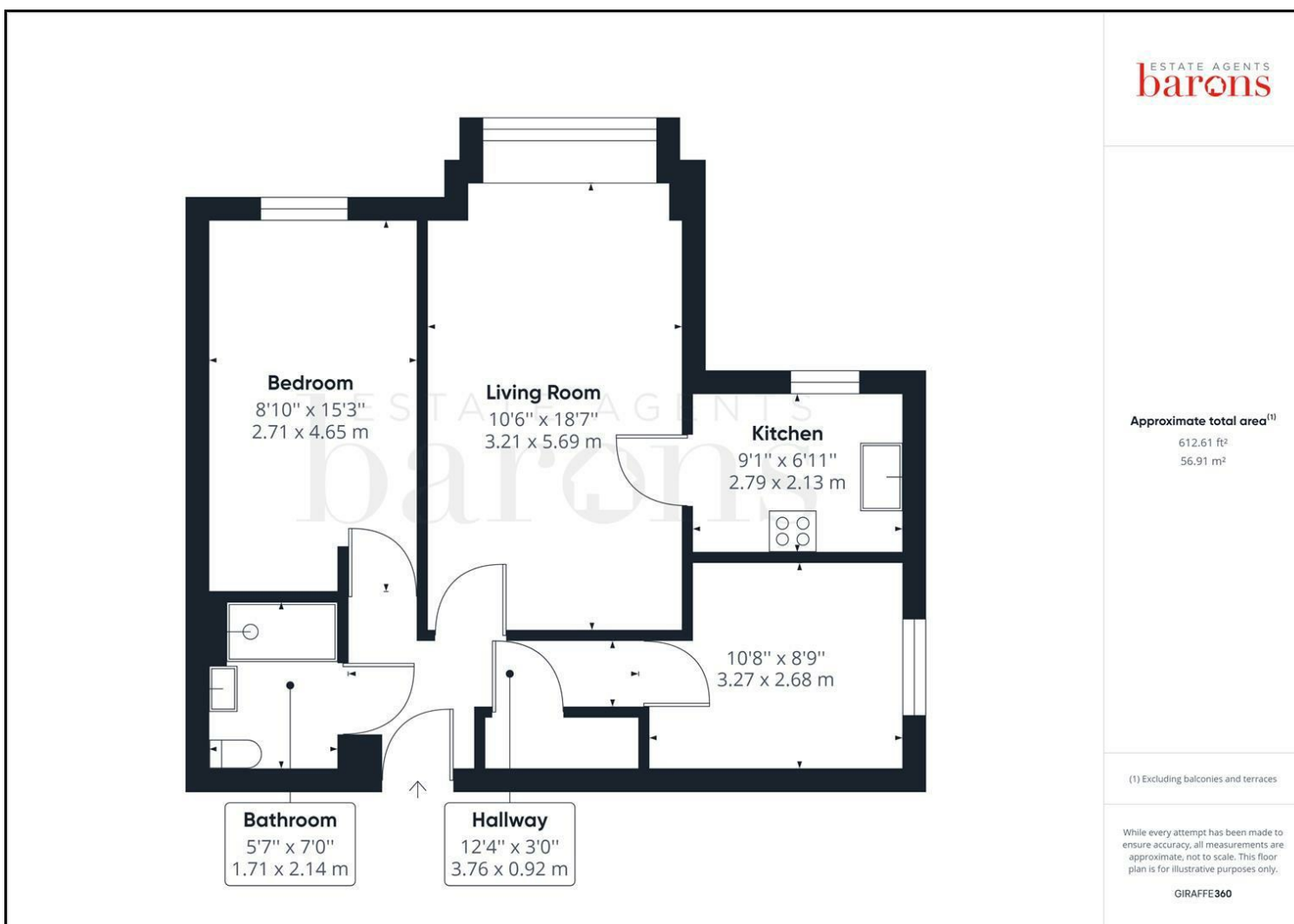
£170,000 - Leasehold



Barons Estate Agents are delighted to offer WITH NO ONWARD CHAIN this rarely available over 55's two bedroom second floor apartment situated in the popular Sylvaner Court. The accommodation offers an entrance hall, refitted shower room, 1 spacious double bedroom with fitted wardrobes, 1 single bedroom, lounge/dining room and kitchen. This apartment is host to a number of benefits which include a pleasant outlook and use of all of the communal facilities, including the laundry room, parking, residents lounge and attractive landscaped gardens. To view this no chain retirement apartment contact the vendors sole agents to arrange your personal viewing appointment.

Key Points and Features

- NO ONWARD CHAIN
- Over 55's
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Shower Room
- Access To Communal Gardens
- Communal Parking
- Sought After Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Location

Sylvaner Court is situated within 1/4 mile of Basingstoke Town Centre and all of its amenities. These include Festival Place, John Lewis, Waitrose, Sainsbury's, the mainline train line to London Waterloo and a wealth of pubs, restaurants and eateries

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band D

Tenure

Leasehold - 99 Year from 1990

Service Charge - £229.75 PCM

Ground Rent - £157 Every 6 Months

Viewing Arrangements

Viewings are via Barons Estate Agent

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.