



Hogarth Close, Basingstoke, RG21 3QX

£180,000 - Leasehold

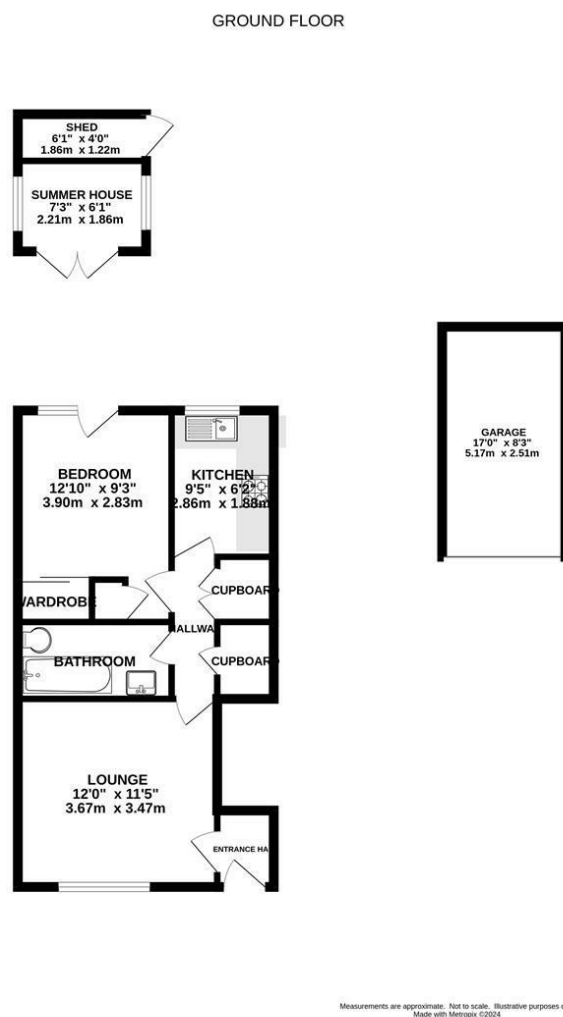




Barons Estate Agents are delighted to present this ground floor, one bedroom flat situated in a quiet residential location. The property offers a living room, kitchen, bathroom, front garden and private enclosed rear garden. The property has been lovingly maintained by the current owner. Further benefits include electric heating, double glazing throughout, communal parking as well as a garage in a block. Further benefits include; a sought after location, a purpose built summer house and shed. An early viewing of this ideal first time buy or investment opportunity is highly recommended by the vendor's sole agent.

### Key Points and Features

- Ground Floor
- Living Room
- Garage
- 1 Bedroom
- Front Garden
- Close to Town
- Kitchen
- Enclosed Rear Garden



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

### Location

Hogarth Close gives easy access to the M3, A30, A303 and A33 along with mainline railway to London Waterloo. Festival Place offers extensive shopping facilities including Marks and Spencer and Next. There is an abundance of bars and restaurants, two theatres and within a short drive is the Leisure Park providing an ice rink, swimming pool, bowling alley and multi screen cinema. For the keen golfer numerous courses surround the town, as do picturesque walks and village pubs.

### Tenure

Leasehold:  
955 years remaining on lease  
Ground rent - £100PA

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band B

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents.

### 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.