



The Coach Road, Basingstoke, RG23 7FY

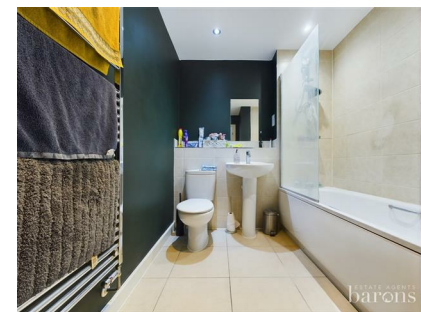
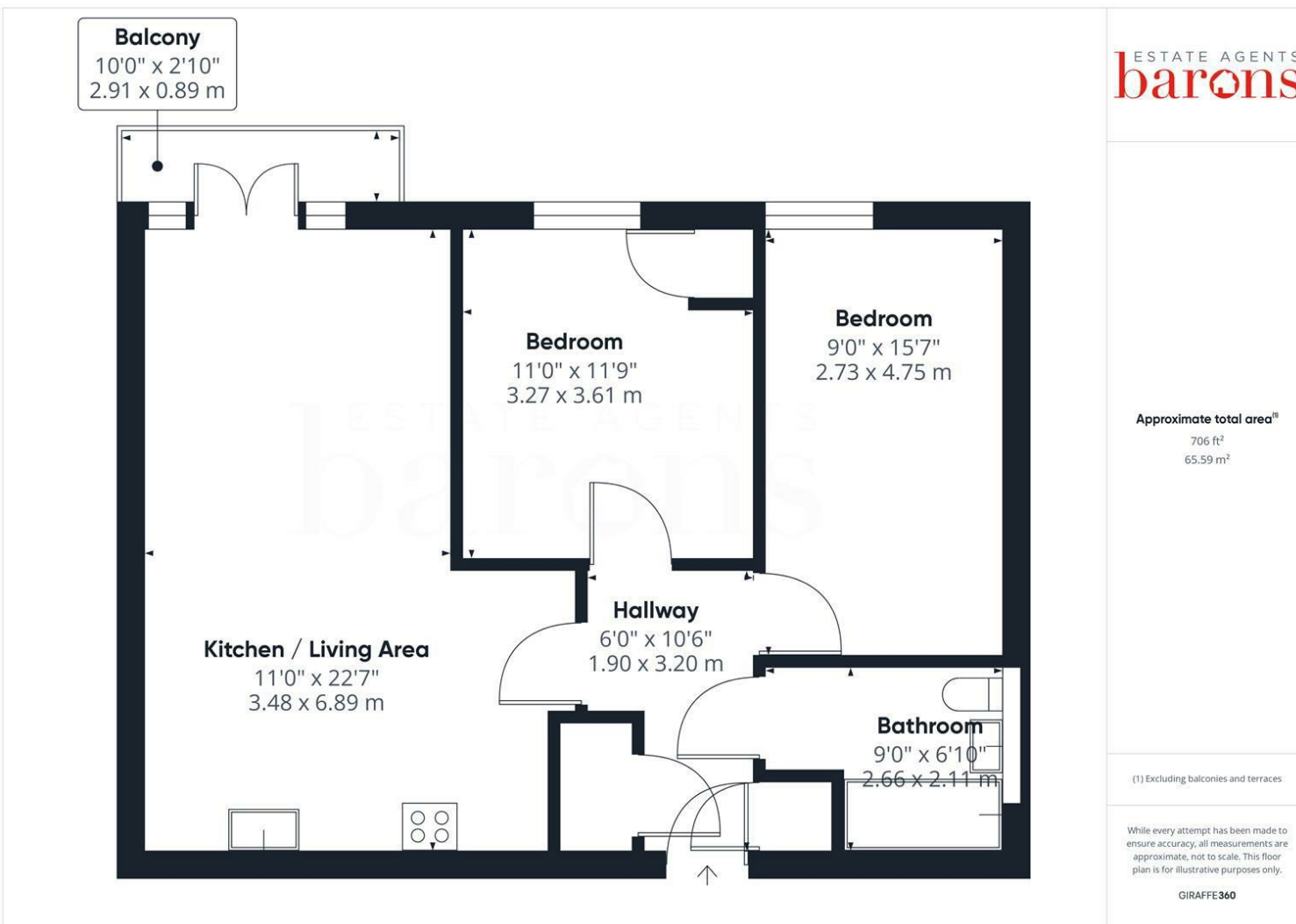
£230,000 - Leasehold



Barons Estate are delighted to offer this, in our opinion, excellently presented 2 bedroom first floor apartment. The property has been recently built in 2017, so still benefits from 3 years of NHBC warranty. The accommodation comprises of an entrance hall leading into an open plan kitchen/living room complete with integrated appliances and a Juliet balcony, two double bedroom and separate modern bathroom suite. Other benefits include gas radiator heating, double glazing, communal garden, 1 allocated parking space and ample visitor parking. Viewings of this property are strongly advised by the vendor's sole agents.

### Key Points and Features

- Still Under NHBC
- Kitchen With Integrated Appliances
- Sought After Location
- 1st Floor Apartment
- Lounge
- Close to Amenities
- 2 Double Bedrooms
- Family Bathroom
- Shared Ownership Also Available



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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

Situated on one of Basingstoke's premier developments, The Coach Road gives you access to M3 junction 7, A303, A30 and A33, along with the mainline railway to London Waterloo from Basingstoke Town Centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away, offering diverse shopping and restaurant dining.

### Tenure

Leasehold:  
93 Years Remaining on Lease  
Ground Rent: Aprox £250PA  
Service Charge: £115 PCM

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band B

### Viewing Arrangements

Strictly by appointment with 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.

### Agent Note

The property is also available at a 40% Share for £92,000. Please ask the agent.