



Lisa Court, Downslad Road, Basingstoke, RG21 8TU

£245,000 Guide price - Leasehold



Barons Estate Agents are delighted to present this two bedroom, 2nd floor apartment situated in Lisa Court. Positioned within close proximity to Basingstoke town centre, this property would be ideal for commuters, first time buyers, and buy-to-let investment buyers. The internal accommodation comprises of a spacious entrance hallway, two double bedrooms with built in wardrobes, a refitted four piece family bathroom, kitchen, dining room (potential bedroom 3), spacious lounge and access to the balcony. Additional benefits include gas central heating, double glazing throughout, a secure entry system to the block, ample communal parking, a garage and communal gardens. An early viewing would be strongly recommended by the vendor's sole agent.

## Key Points and Features

- 2nd Floor Apartment
- Potential To Be Three Bedrooms
- Balcony
- Two Double Bedrooms
- Refitted Bathroom
- Garage
- Two Reception Rooms
- Kitchen
- Viewing Advised



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

66 → 78

## Location

The property is positioned within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC

## Tenure

Leasehold.  
Approximately 106 years remaining.  
Ground Rent £100pa.  
Service Charge £100pcm.

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax

Band C

## Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

## 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.