



Kendal Gardens, Basingstoke, RG22 5HD

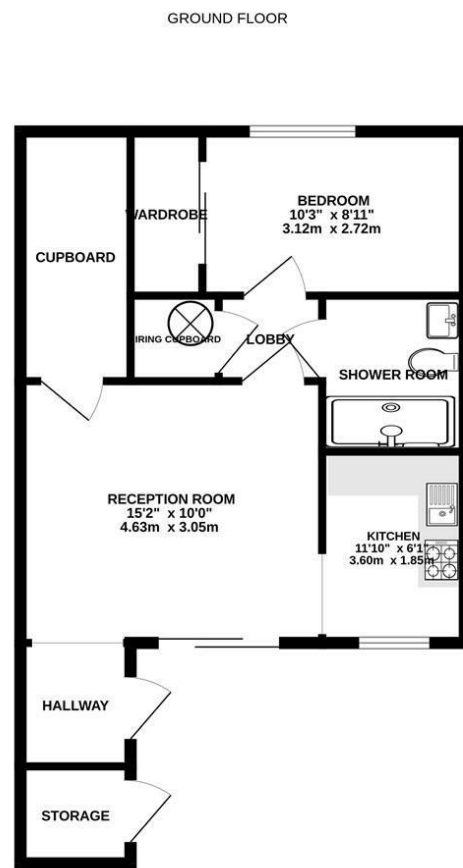
£155,000 - Leasehold



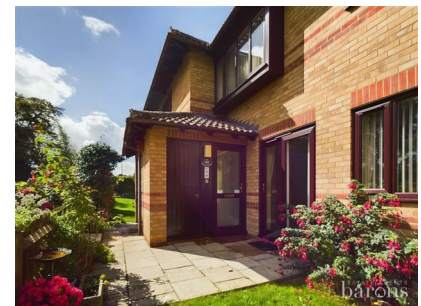
Barons Estate Agents are delighted to offer to the market, this ground floor over 55's maisonette situated in the highly sought after Kendal Gardens of Kempshott. The property is well proportioned throughout and includes an entrance hall, lounge/dining room with doors to a private patio area and large storage cupboard, kitchen, refitted shower room and double bedroom with built in wardrobes. Further benefits include double glazing, communal parking, the property overlooks a green and NO onward chain. Viewings of this property are to be arranged via the vendor's sole agents.

Key Points and Features

- Over 55's Retirement Complex
- 1 Double Bedroom
- Overlooking Green
- Warden Controlled
- Refitted Shower Room
- NO ONWARD CHAIN
- Ground Floor Maisonette
- Private Patio Area



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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

Kendal Gardens is positioned on a private road off Pack Lane, properties on this road reflect an attractive street scene. 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 approximately (2.3 miles away) and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides gateway access to London, the south and stunning rural scenery in Hampshire. There are well-regarded schools and colleges within the area which include BCOT and QMC.

Local Authority

Basingstoke & Deane Borough Council.

Tenure

Years remaining on the lease: 61
Service Charge: £2,558.55 PA
Ground Rent: £353.80 PA

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.