



Windover Mews, Cross Street, Town Centre, Basingstoke, RG21 7BP

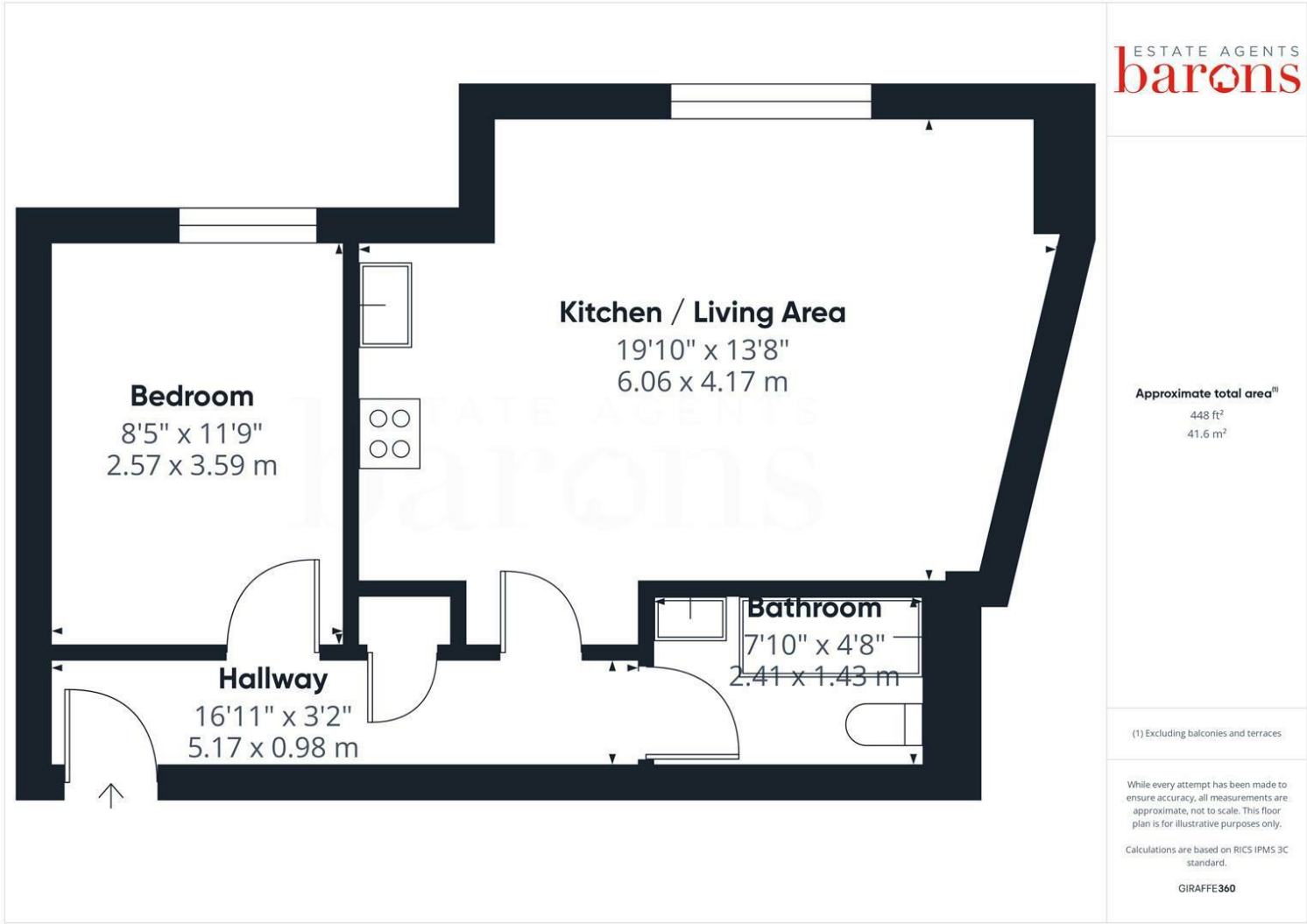
£165,000 Guide price - Leasehold



Barons Estate Agents are pleased to offer this charming 1st floor apartment, set in a character conversion in Basingstoke town centre. The property is just 0.5 miles from the train station and benefits from a secure entry system to the block, and NO ONWARD CHAIN. Inside, there is an open plan living and kitchen area, a double bedroom, and a bathroom. An early viewing of this ideal first time buy or investment opportunity would be strongly advised by the vendor's sole agent.

Key Points and Features

- Charming 1st floor apartment
- Set within a character conversion
- Located in Basingstoke town centre
- Double Bedroom
- Offered with NO ONWARD CHAIN
- Open plan living and kitchen area
- Modern bathroom
- Ideal first time buy or investment opportunity
- Viewing Advised



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 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
Windover Mews is in a desired Basingstoke town centre location, offering easy access to the mainline train station and all of Basingstoke facilities and amenities which include Festival place shopping centre and a wealth of restaurants and bars. Local schooling and colleges are within close reach together with access to the M3.

Tenure
Leasehold - 110 Years remaining approx.
Service Charge - £1200 PA
Ground Rent - £125 PA

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.