



Alpine Court, Basingstoke, RG22 5EF

£160,000 - Leasehold



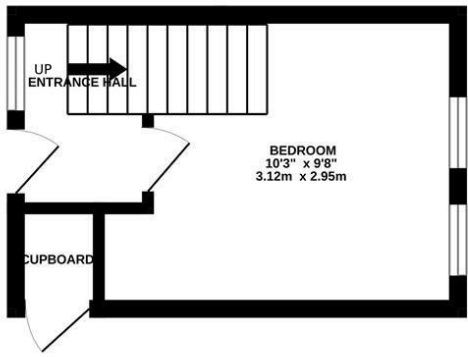
Barons Estate Agents are pleased to bring to the market this Duplex style property in need of some modernisation and with no onward chain. The accommodation on the ground floor comprises of an entrance hall with storage, bedroom and stairs to first floor . The first floor benefits from a lounge / dining room, kitchen, inner hall and bathroom. Outside is a storage cupboard and communal garden and allocated parking.

Key Points and Features

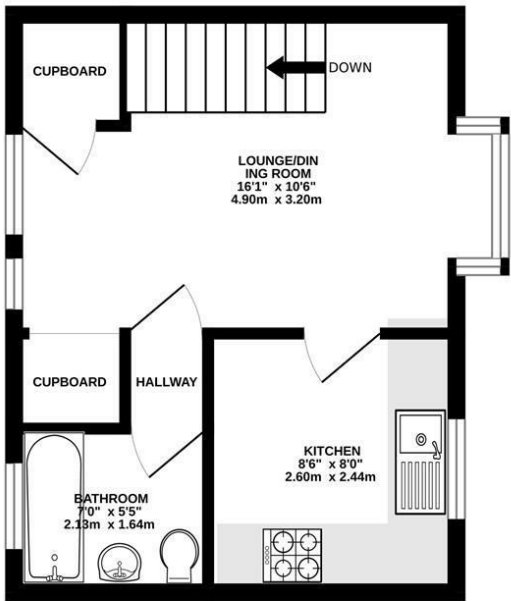
- Entrance Hall
 - Inner Hall
 - Heating
- Bedroom
 - Kitchen
 - Allocated Parking
- Lounge / Dining Room
 - Bathroom
 - No Onward Chain



GROUND FLOOR
141 sq.ft. (13.1 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



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		
England & Wales	EU Directive 2002/91/EC	

Location
Alpine Court benefits from local shops, Stratton Park and is in close proximity to bus routes, and Basingstoke Leisure Complex. This includes a 10 screen cinema, swimming pool, ice rink, bowling, restaurant and Milestones Museum. Basingstoke Town Centre offers Festival Place shopping centre, a mainline train line to London Waterloo and a vast selection of bars, restaurants and eateries.

Local Authority
Basingstoke & Deane Borough Council.

Tenure
Leasehold
New 146 year lease from 2025.

Ground Rent £ zero.
Maintenance :- Proposed works for replacement gutters, facias and flat roof. Therefore adding £1250 this year to the current Charge of £854 totalling £2104 for 2025 and possibly 2026 then to return to normal levels. This is to build the fund for the works.

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.