



Penton Way, Marnel Park, Basingstoke, RG24 9RT

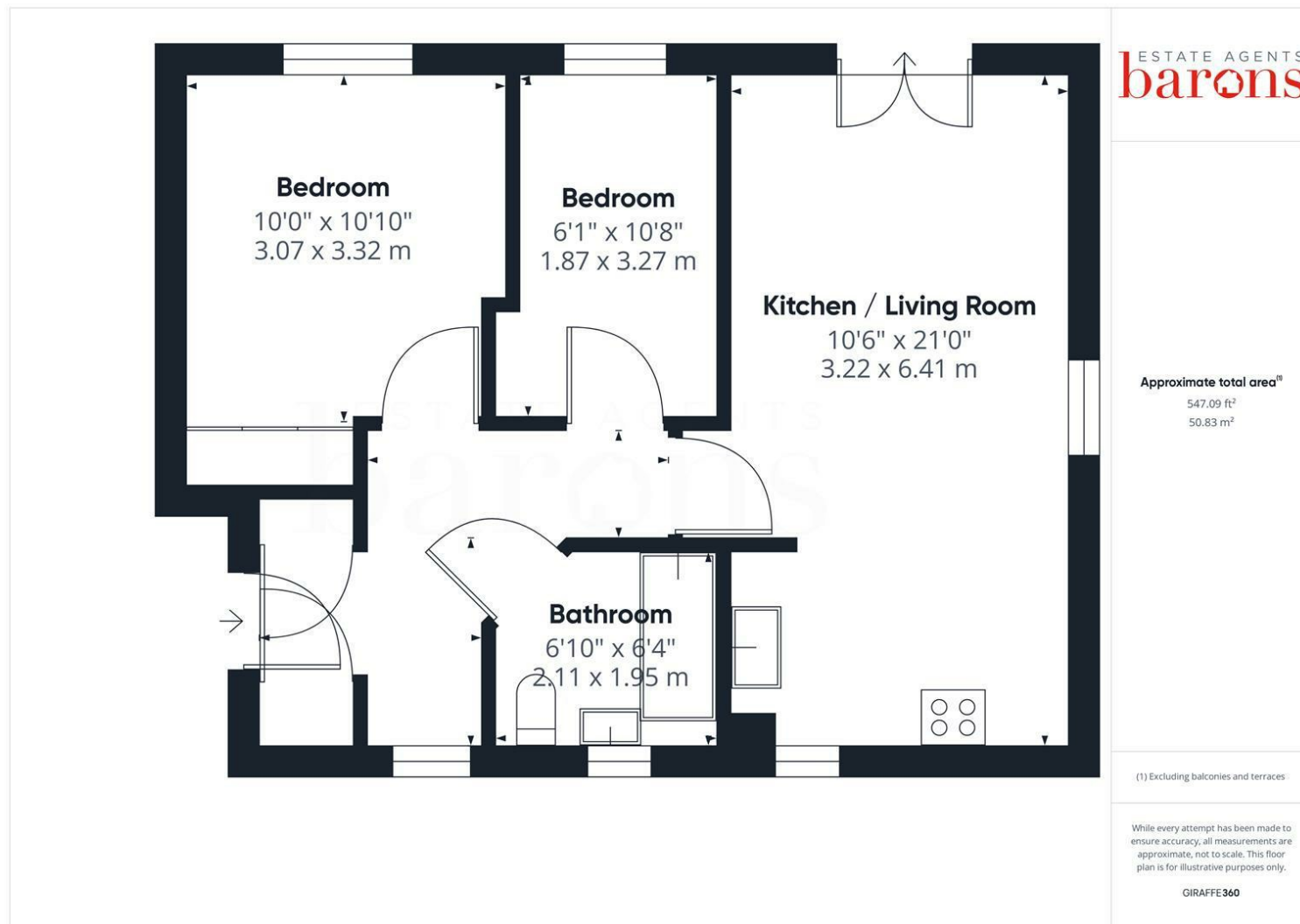
£195,000 - Leasehold



Barons Estate Agents are delighted to present this two bedroom, 1st floor apartment situated in Marnel Park. The property has been lovingly cared for by the current owner, and with new carpet and flooring throughout, is presented to the market in immaculate condition in our opinion. The accommodation comprises of an entrance hallway, two bedrooms, a modern family bathroom and a spacious living room/kitchen with built in appliances and a Juliet balcony. Additional benefits include heating, double glazing throughout, a secure entry system to the block and an allocated parking space. An early viewing of this ideal first time buy or investment opportunity is strongly advised by the vendor's sole agent.

Key Points and Features

- 1st Floor Apartment
- Two Bedrooms
- Modern Family Bathroom
- Spacious Living Room/Kitchen
- Juliet Balcony
- Allocated Parking
- Heating & Double Glazing Throughout
- Secure Entry System
- Viewing Advised



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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

Marnel Park is a modern development on the North East of Basingstoke town and offers good access to local schools, shops and facilities. Chineham shopping centre is approx. 1.5 mile away, hosting Tesco and Marks and Spencer to name a few. The A33 is also accessible within half a mile, giving good road access to Basingstoke, Reading, the M3 and M4 motorways. Access to Basingstoke mainline railway station is a short drive putting you into London Waterloo in 45 minutes.

Location

Leasehold
Length - 132 Years Remaining
Ground Rent - £85 per 6 months
Service Charge - £878 per 6 months approx. See Agent Note.

Local Authority

Basingstoke & Deane Borough Council

Council Tax Band

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.

Agent Note

The last 6 month service charge was approx. £878 due to work carried out on the building. The previous three 6 month charges were on average approx. £717. It is expected that the service charge will return near to previous normal levels.