



Arun Court, Riverdene, Basingstoke, RG21 4BP

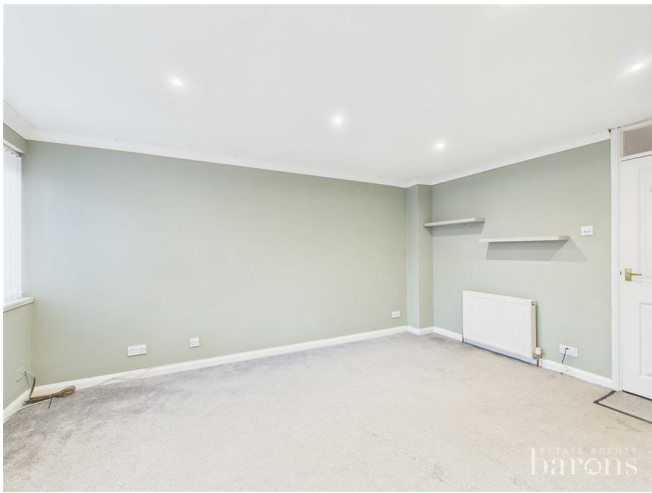
£285,000 Guide price - Leasehold



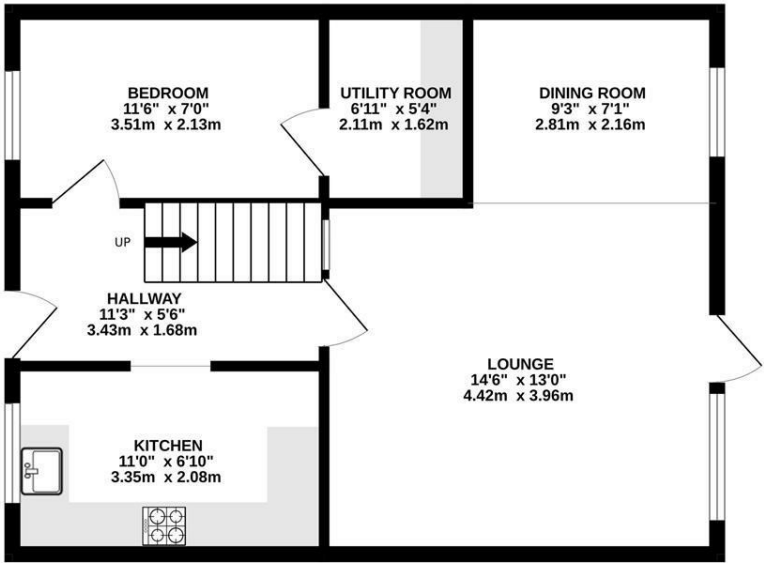
Barons Estate Agents are delighted to present to the market with NO ONWARD CHAN this three bedroom, mid terrace property situated within close proximity to Basingstoke town centre and all of its amenities. The ground floor accommodation comprises of an entrance hallway, a modern kitchen, a bedroom, utility room and a spacious lounge/dining room. Upstairs there's two further bedrooms and a modern family bathroom. Externally, the property boasts driveway parking, permit parking on the road and an enclosed rear garden. Additional benefits include gas central heating and double glazing. An early viewing is strongly advised by the vendor's sole agent.

### Key Points and Features

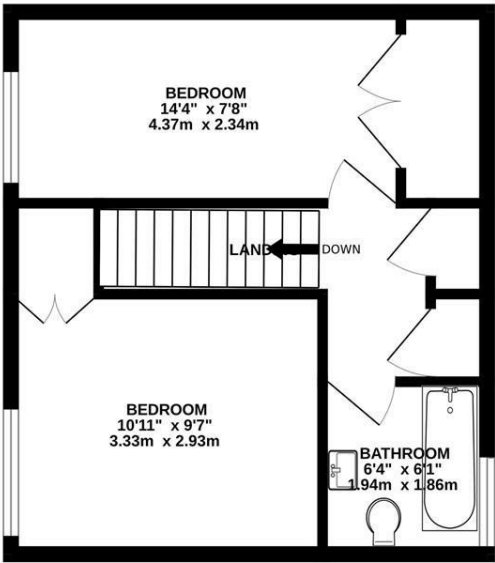
- Mid Terrace Family Home
- Three Bedrooms
- Modern Family Bathroom
- Modern Kitchen
- Utility Room
- Spacious Lounge/Dining Room
- Garden
- Driveway Parking
- Close to Town Centre



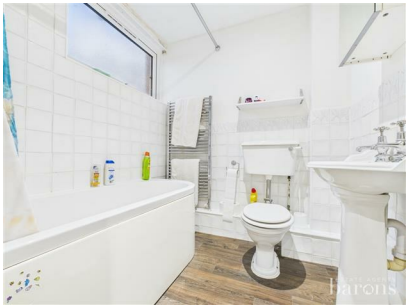
GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 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                             | 55      | 79        |
| EU Directive 2002/91/EC                     |         |           |

### Location

The property is situated in the popular Riverdene development. Set within 1/2 mile of the town centre and Festival Place which offers, various bars, coffee shops and eateries. The railway station is within 1/2 mile and provides direct access to London Waterloo for commuters. Junction 6 of the M3 is also accessible within 2 miles giving access to London, Winchester and the New Forest.

### Local Authority

Basingstoke and Deane Borough Council.

### Tenure

Leasehold - More than 900 years remaining.  
Maintenance Charge - £225 every 6 months.  
Ground Rent - £10 per annum.

### Council Tax

Band C.

### 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.