



Linton Close, Tadley



2



1



1

**£210,000**

- Two bedroom ground floor flat
- Council Tax Band: B
- Allocated parking space
- Leasehold - 92 years remaining
- Immaculately presented
- Ideal for investors and first time buyers
- Leasehold
- EPC rating TBC

Because property is personal with...

**BELVOIR!**



Belvoir Estate Agents - Proudly offered to the market is this immaculately presented two-bedroom ground floor maisonette, ideally positioned within a quiet cul-de-sac in Southern Tadley.

The property features spacious and well-maintained accommodation throughout, including two generously sized double bedrooms, a bright and airy lounge with a seamless flow into the fitted kitchen. From the lounge you have access to the modern three-piece bathroom suite and two bedrooms.

This home offers an excellent opportunity for first-time buyers, downsizers, or investors, combining comfortable living with a peaceful setting, all within close proximity to local shops, amenities, and excellent transport links.

Early viewing is highly recommended.

Ground rent / service charge - £1,000.00 a year

Lease Length - 92 years remaining



Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



# BELVOIR!

Property is personal

### Approximate total area<sup>(1)</sup>

561 ft<sup>2</sup>

### Reduced headroom

11 ft<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



# BELVOIR!

Belvoir Tadley

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