



Bliss Close, Brighton Hill, Basingstoke, RG22 4EJ

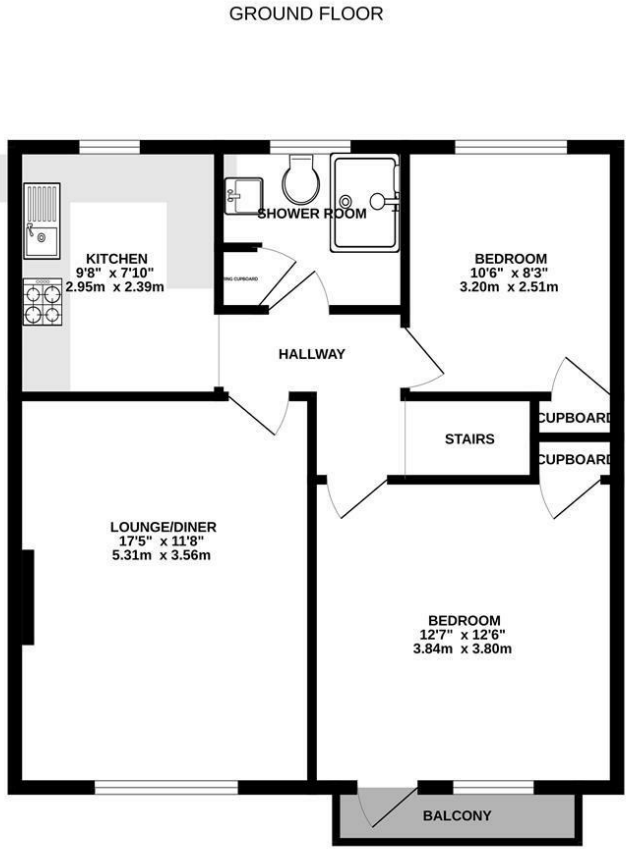
£145,000 - Leasehold



**CASH BUYERS ONLY DUE TO SHORT LEASE.** The property is in need of updating and priced accordingly. Barons Estate Agents are pleased to bring to the market this two bedroom, 1st floor maisonette situated in a cul de sac location. The accommodation comprises of an entrance hall, landing, two double bedrooms, with the both bedrooms having a built in wardrobe and bedroom 1 having access to the balcony, shower room, kitchen and a spacious lounge/dining room. Externally, the property boasts an enclosed garden, communal parking, and a garage in near by block. Additional benefits include gas central heating, and double glazing. An early viewing of this ideal investment opportunity is strongly advised by the vendor's sole agent.

Key Points and Features

- No Onward Chain
  - Enclosed Rear Garden
  - Shower Room
- 1st Floor Maisonette
  - Lounge/Dining Room
  - Balcony
- Two Double Bedrooms
  - Kitchen
  - Garage In Block



| 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                             | 71      | 76        |
| EU Directive 2002/91/EC                     |         |           |

**Location**  
Bliss Close is situated to the south/west of the town centre and gives access to junction 6 and 7 of the M3 as well as junction 11 of the M4 (via the A33). Mainline railway is within a short drive or a 10 minute bus ride (nearby bus stop on Sullivan Road) with direct link to London Waterloo. Local retail shops & retail parks are close to hand along with more extensive shopping in the acclaimed Festival Place with its diverse mix of shops and restaurants. The Anvil and Haymarket Theatres along with the multi screen cinema offer further entertainment.

**Tenure**  
Leasehold:  
Lease 99 years from 1972 approximately 45 years remaining.  
Ground Rent £20 pa.  
Service charge inc building insurance £335.43.

**Local Authority**  
Basingstoke & Deane Borough Council

**Council Tax**  
Band B

**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.

**AGENTS NOTE**  
The lease has 46 years remaining and unable to be mortgaged.  
CASH BUYERS ONLY