RightChoice
ESTATE AGENTS

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Cranbourne Court, Basingstoke, RG21 3NW

£200,000 Leasehold

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*NO ONWARD CHAIN* Right Choice Estate Agents are delighted to offer to the market with no onward chain this first floor maisonette in the popular area of Cranbourne.

The property benefits from a generous living/dining room, kitchen, bathroom and two double bedrooms.

Additional features include an open plan garden, access to communal parking, double glazing and electric heating.

Location: Cranbourne is situated on the outskirts of the town centre. Close by you will find great local amenities. There is a regular bus service to the town, and various routes to walk should you wish. The property offers great access to the M3.

Tenure: Leasehold - The current Lease has approximate 135 years remaining. The current ground rent is approximately £344.00 per annum. There is no service charge.

EPC Rating: D

Local Authority: Basingstoke & Deane Borough Council - Band B

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents



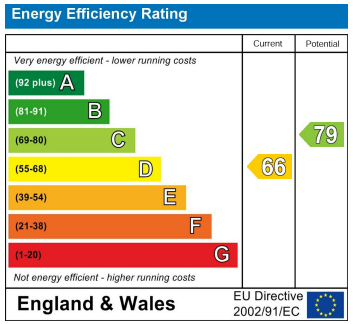






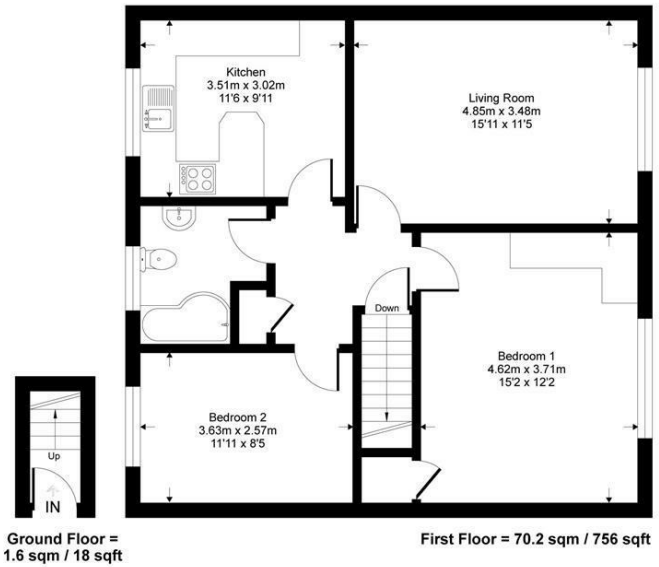







## Cranbourne Court

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft




**Ground Floor = 1.6 sqm / 18 sqft**

**First Floor = 70.2 sqm / 756 sqft**

Whilst every attempt has been made to ensure the accuracy or the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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