



Kendal Gardens, Kempshott, Basingstoke, RG22 5HD

£180,000 - Leasehold

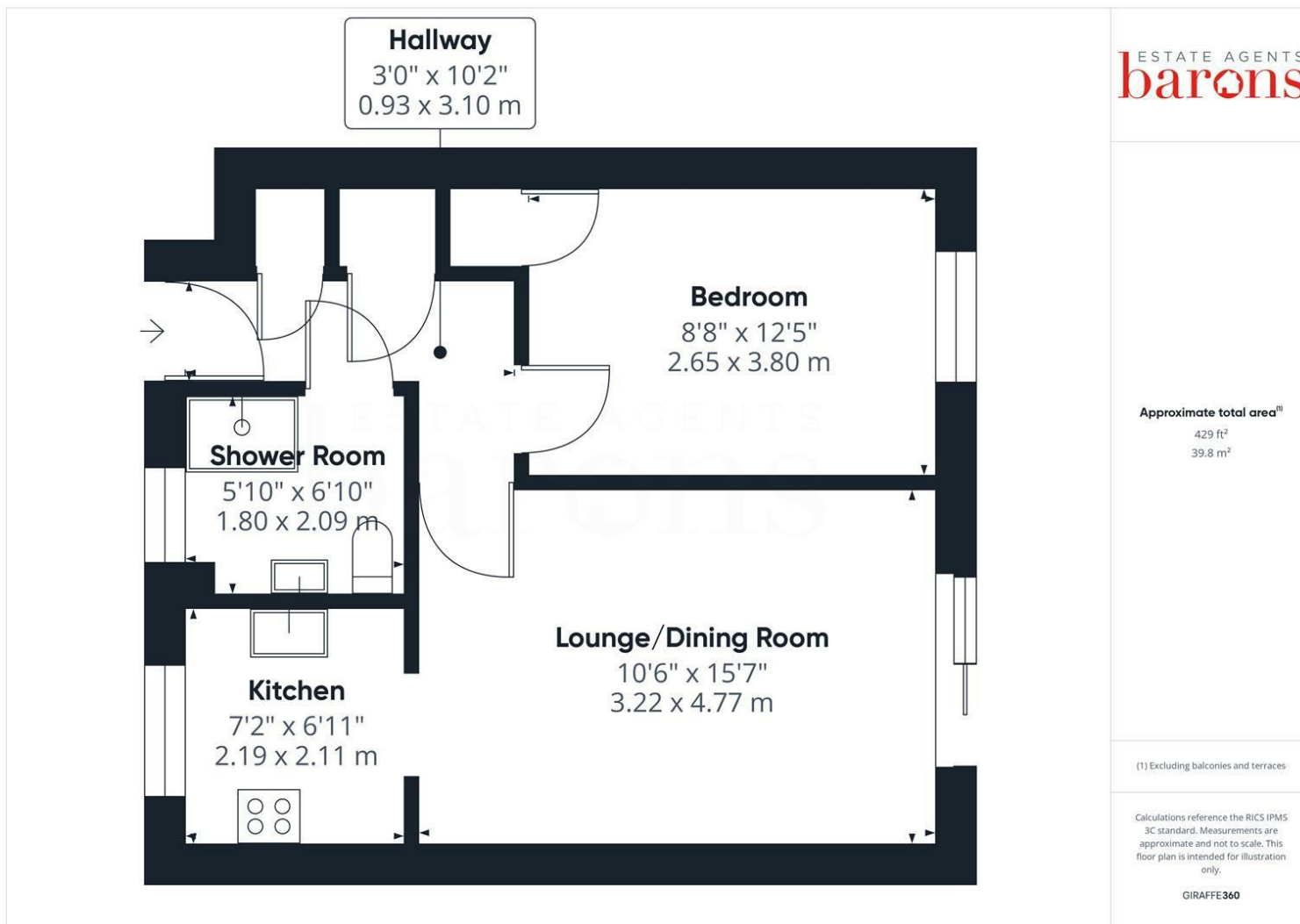


Barons Estate Agents are pleased to present this rarely available one bedroom bungalow, exclusively for the over 55s, located in the highly sought-after Kendal Gardens in Kempshott. The property offers well-balanced accommodation, including a fitted kitchen, a modern shower room, a double bedroom with built-in storage, and a spacious lounge/dining area with sliding doors leading to the garden.

Additional benefits include no onward chain, generous communal parking, and an attractive outlook with well-maintained outside space. Viewings are strictly by appointment through Barons Estate Agents.

Key Points and Features

- Rarely Available
- Sought After Location
- Lounge/Dining Room
- Over 55's Living
- Kitchen
- Garden
- 1 Bedroom Bungalow
- Modern Shower Room
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location

The property is positioned on a private road off Pack Lane, properties on this road reflect an attractive street scene. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is approximately (2.3 miles away) and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides gateway access to London, the south and stunning rural scenery in Hampshire.

Tenure

Leasehold:
60 Years Remaining on Lease (99 Year Lease from 01/09/1986)
Ground Rent - £189.53 approx. (every 6 months)
Service Charge - £1368 approx. (every 6 months)

Local Authority

Basingstoke and Deane Borough Council

Tax Band

Band B

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.