



Oceana Crescent, Beggarwood, Basingstoke, RG22 4FF

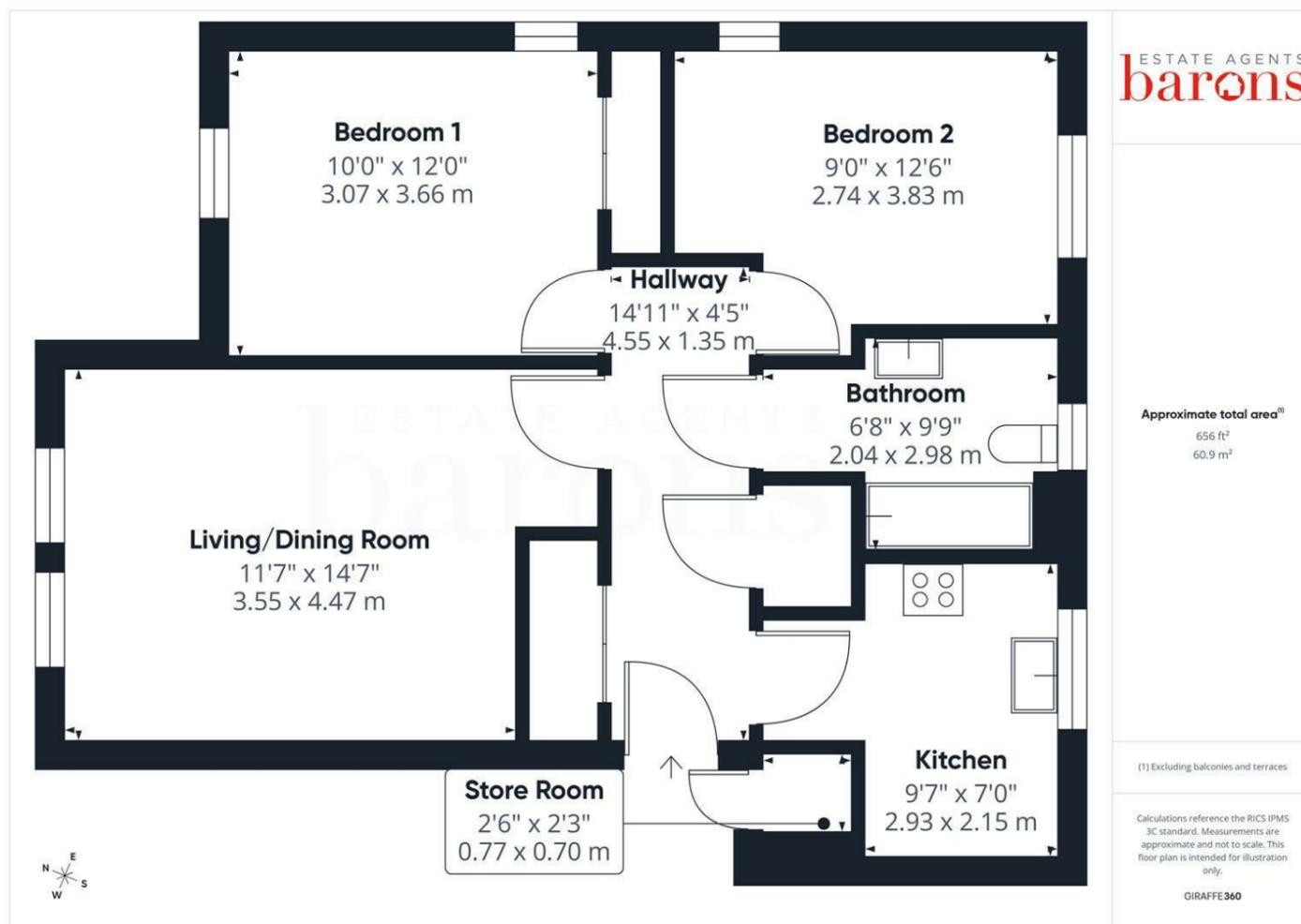
£210,000 - Leasehold



Barons Estate Agents are delighted to bring to the market this second floor two double bedroom apartment ideal for first time buyers. The property features a large hallway with 2 storage cupboards, a kitchen, generous living/dining room, newly refitted bathroom and two double bedrooms. Externally, the property benefits from a storage cupboard just outside the apartment, an enclosed communal garden to the rear of the block and two allocated parking spaces. Additional features include double glazing, an intercom system for the communal entrance and central heating. An early viewing is highly recommended by the vendors sole agent.

### Key Points and Features

- 2 Double Bedrooms
- Lounge/Dining Room
- Enclosed Communal Garden
- Newly Refitted Bathroom
- New Flooring Throughout
- 2 Allocated Parking Spaces
- Kitchen
- Ample Storage
- Double Glazing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Location**  
Oceana Crescent is located in Beggarwood and gives you access to M3 junction 7, A303, A30 and A33, along with the mainline railway to London Waterloo from Basingstoke Town Centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away, offering diverse shopping and restaurant dining.

**Local Authority**  
Basingstoke & Deane Borough Council

**Council Tax**  
Band C

**Tenure**  
Leasehold  
126 Years Remaining  
Service Charge - £1282 paid every 6 months and includes: window cleaning, cleaning of communal areas, gardening, outdoor maintenance, repairs and maintenance of communal areas  
Ground Rent - £137 paid every 6 months

**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.