



Right Choice Estate Agents are delighted to offer to the market WITH NO ONWARD CHAIN this two bedroom first floor maisonette which would make an ideal first time or investment purchase. Benefitting from entrance hallway, two bedrooms, generous living/dining room, kitchen and bathroom. Additional features include gas central heating, no service charges, a long lease and allocated parking.

Location: Queens Road is located in the highly sought after Basingstoke Town Centre. It is ideally located within walking distance of the train station and multiple shopping and recreational facilities including Festival Place shopping precinct, Waitrose, the Anvil Concert Hall, Haymarket Theatre and the mainline station, which offers a regular service to London Waterloo in about 45 minutes. Junction 6 of the M3 is within a few minutes' drive

Tenure: Leasehold -The seller advises us there is circa 151 years remaining, a peppercorn ground rent and no service charges.

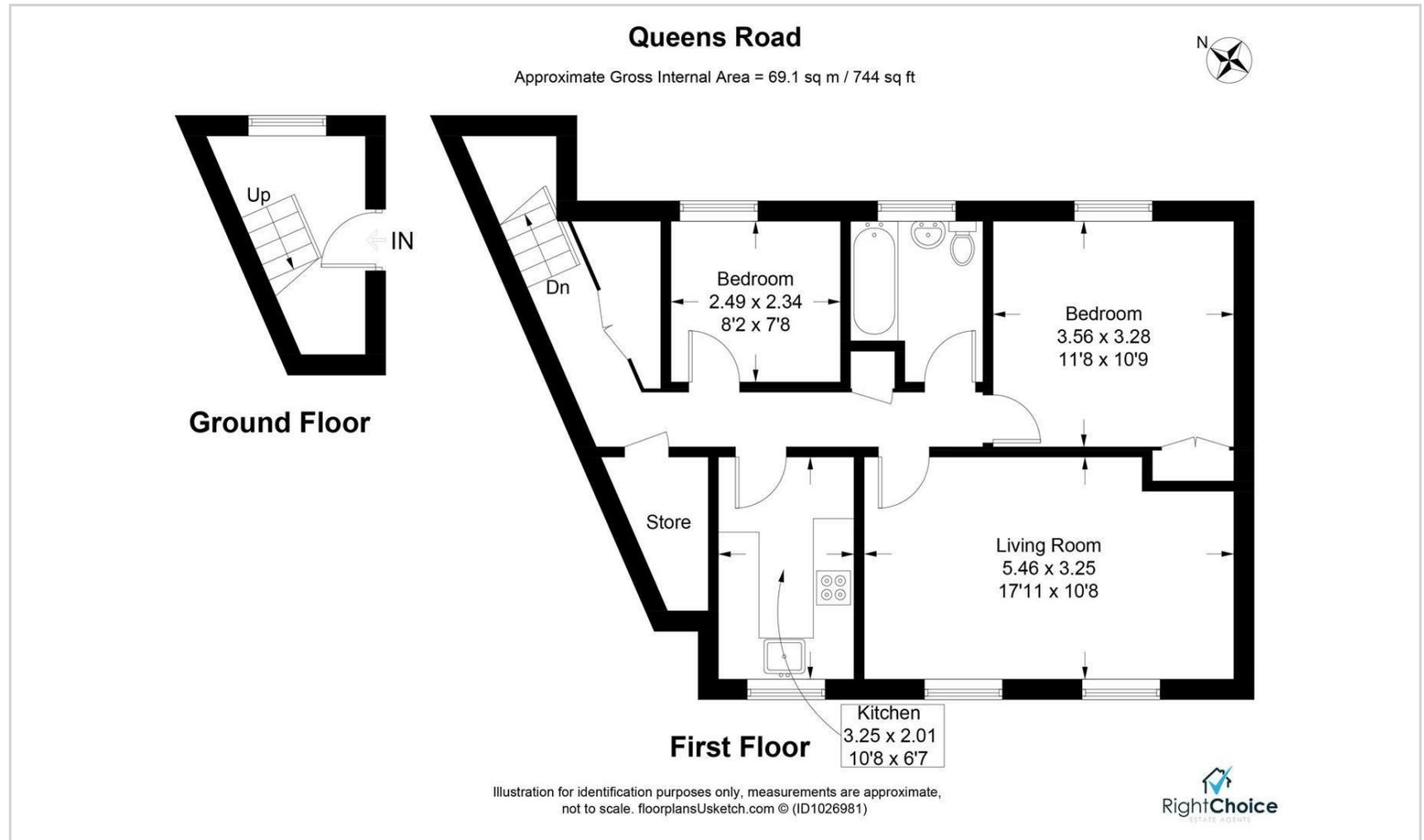
Local Authority: Basingstoke & Deane Borough Council - Band B

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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. Right Choice Estate Agents is a trading name of Right Property Choice Limited. 72 Beecham Berrv. Basinastoke. Hampshire. England. RG224QN. Registered No: 14505100