



**\*COMPLETE ONWARD CHAIN\***

Right Choice Estate Agents are delighted to offer to the market this 3 bedroom ground floor maisonnette in the popular area of Old Basing.

The property has an entrance porch and a traditional hallway leading to all rooms. The property benefits from a recently refitted Kitchen and shower room. The property also boasts three bedrooms with two of those rooms being generous double rooms.

Externally, the property offers a private rear garden enclosed front garden and access to communal parking.

Location: Old Basing is a village located on the outskirts of Basingstoke. It has lots of amenities including shops, a cafe and pubs. Basingstoke Town Centre is a short drive away which has a mainline railway station to London Waterloo.

Tenure: Leasehold with approximately 113 years remaining

Service Charge: £31.64 which includes the ground rent, service charge and buildings insurance

EPC Rating: C

Local Authority: Basingstoke & Deane

Tax Band: B

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

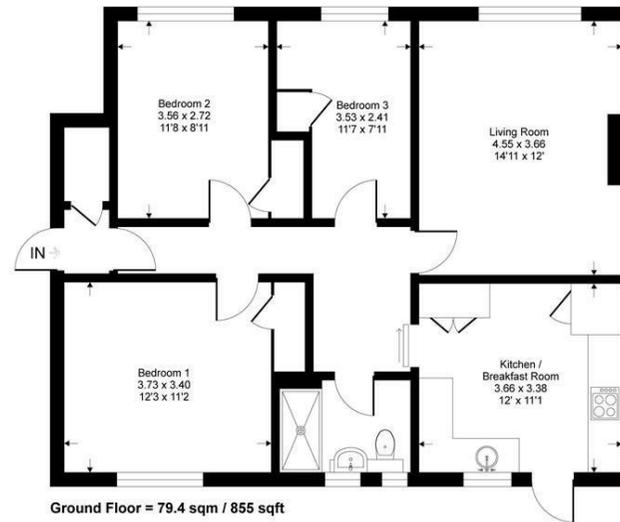
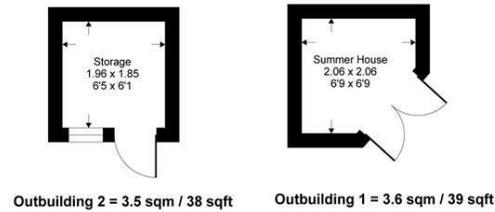




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Belle Vue Road

Approximate Gross Internal Area = 79.4 sq m / 855 sq ft  
 Approximate Outbuildings Internal Area = 7.1 sq m / 77 sq ft  
 Approximate Total Internal Area = 86.5 sq m / 932 sq ft



Whilst every attempt has been made to ensure the accuracy of 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.



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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