



Right Choice Estate Agents are delighted to offer this beautifully presented two bedroom ground floor maisonette located in the highly sought-after Marnel Park. This modern home offers two double bedrooms, a spacious living room, a newly fitted kitchen/diner and a contemporary family bathroom. The property has been fully redecorated and modernised throughout, creating a stylish and move-in-ready finish. Additional benefits include a private enclosed garden, gas central heating, a new front door, two allocated parking spaces and approximately 135 years remaining on the lease. There are also no ground rent or service charges, making this an attractive and cost-effective purchase.

**Location:** Located on the northern edge of Basingstoke, Marnel Park is a modern and family-friendly development offering a great mix of contemporary homes, green open spaces and excellent commuter links. Popular with professionals and growing families alike, the area benefits from local schools, shops, play parks and pleasant walking routes, while being just a short drive from Basingstoke town centre and mainline station with direct services to London Waterloo. With easy access to the A339, M3 and surrounding Hampshire countryside, Marnel Park combines convenient modern living with a welcoming community feel.

**Tenure:** Leasehold circa 135 years remaining.

**Service and maintenance charge:** N/A


**Ground rent:** N/A

**Local Authority:** Basingstoke & Deane Borough Council - Band C

**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>	80	80
(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	

**Kew Close**

Approximate Gross Internal Area = 55.8 sq m / 601 sq ft



**Ground Floor = 55.8 sqm / 601 sqft**

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.

Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100