



Royal Close, Basingstoke

Delightful, one bedroom, garden flat

Offers in excess of £180,000
Leasehold

Description

This delightful one bedroom, ground floor flat is ready to move in. It comprises a double bedroom, a nice sized separate bathroom with shower over the bath and living room which opens to the garden. There is also a useful storage cupboard.

The well planned kitchen has base and wall units, an integrated hob with oven under and room for your appliances.

The pretty and private garden is laid with artificial lawn and has a potted herb garden and raised flower bed planted with spring bulbs so there is minimal maintenance. There is also a good sized shed.

The front of the property is laid to lawn with a flower bed.

There are two dedicated parking spaces for the property.

The vendor informs us that the property is leasehold with 121 years remaining on the lease. The ground rent is £150 per year.

Maintenance charges are paid as required but the vendor states that it is usually around £300 per annum which includes building insurance of around £260 a year.

View by appointment only Please contact Elaine

Tenure

Leasehold



GROUND FLOOR



ROYAL CLOSE, RG22 4XE

TOTAL FLOOR AREA: 527sq ft (48 0 sqm) approx

While every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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