



Montague Place

Basingstoke Hampshire RG21 3DS

Description

This two bedroom first floor maisonette has an enviable position, quietly tucked away close to Basingstoke's town centre and the memorial park.

The kitchen has been refitted and has 'high gloss' finish wall and base cupboards with soft-close doors. It has an attractive ceramic sink unit and an induction hob with a built-in electric oven and further appliance space. The living room is south facing and has a door out to a small balcony. The two bedrooms are both doubles with the largest having fitted wardrobes and storage (not shown on the floorplan). The bathroom has also been refitted and has a stylish white suite with a dual function shower over the bath.

Parking is unallocated and the property has a garage in a block to the front.

The seller is currently in the process of extending the lease and will be sold with a lease term of 143 years unexpired.

The ground rent is expected to be zero and service charge £250 per annum and will need to be confirmed on the granting of the extended lease.



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Accommodation

- Hallway
- Living room
- Balcony
- Kitchen
- Two double bedrooms
- Bathroom
- Garage

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR AREA 644 SQ.FT. (59.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro (2021)



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