



Canadian Way

Limes Park Basingstoke RG24 9RE

Description

This large ground floor one bedroom maisonette is full of character, being part of the conversion of the old Park Prewett Hospital. Unusually, it has enclosed gardens to both the front and rear and has an allocated parking space directly to the front. It is offered for sale with no onward chain!

The property is approached by a paved pathway through the front garden leading to a covered porch with the front door opening into a small hallway, which has a large storage cupboard. All the rooms have high ceilings with the lounge/diner and double bedroom having deep sash windows.

The kitchen has an inset gas hob and built-in oven together with plenty of cupboard and drawer space. The bathroom has a bath with a shower over.

Heating and hot water are provided by a gas fired boiler.

The property is leasehold with a 999 year lease dating from April 2007. The service charge for the 12 months to 31st March 2026 is £1,129.80. The ground rent is £1.00 per annum.



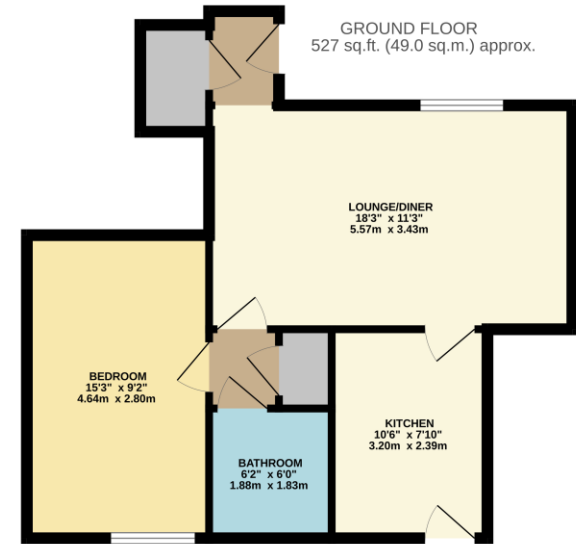
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Accommodation

Hallway
Lounge/diner
Kitchen
Double bedroom
Bathroom
Enclosed gardens
One Allocated parking space
Long lease – 999 years from 2007
No onward chain

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 527 sq.ft. (49.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. They are for guidance only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metreplan 12/2015



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Winkworth

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