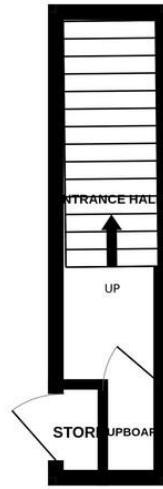
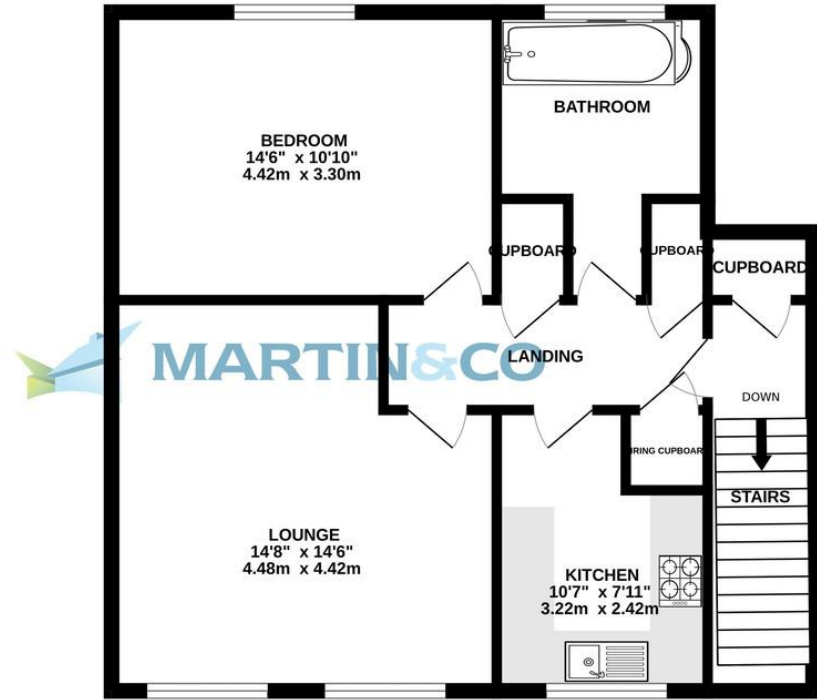


GROUND FLOOR
70 sq.ft. (6.5 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.
Whilst 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 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.
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FOR SALE



Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Norn Hill

1 Bedroom, 1 Bathroom, First Floor Maisonette

Asking Price Of £175,000





Norn Hill

Asking Price Of £175,000

- Double Bedroom
- Large L Shaped Lounge
- Modern Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Redecorated throughout
- NO ONWARD CHAIN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A spacious first floor maisonette, located within walking distance of Basingstoke town centre. The property has a large L-shaped lounge/diner, modern kitchen, modern bathroom, double glazing, and gas central heating. The is ample on road parking. The property is in excellent decorative order throughout and viewing is highly recommended.

ENTRANCE HALL Storage cupboard, stairs to the first floor and carpet.

HALLWAY Three storage cupboards, loft access, carpet and radiator.

LOUNGE 14' 8" x 14' 6" (4.48m x 4.4m) Front aspect window, carpet and radiator.

KITCHEN 10' 6" x 7' 11" (3.22m x 2.42m) Front aspect window, a range of eye and base level storage units with rolled edge work surfaces, space for an electric cooker, plumbing and space for a washing machine, space for a fridge/freezer and tiled floor.

BEDROOM 14' 6" x 10' 10" (4.42m x 3.3m) Good sized double bedroom with rear aspect window, carpet and radiator.



BATHROOM 9' 10" x 7' 10" (3.0m x 2.4m) Rear aspect window, bath with shower over, low-level WC, wash hand basin, towel radiator and tiled floor.



OUTSIDE To the front of the property there is a small enclosed low maintenance garden, with access to a tool storage shed.

The rear of the property overlooks a small communal garden.

PARKING There is ample on road parking.

MATERIAL INFORMATION Tenure: Leasehold

Lease Details:

From 23/3/1998 to 22/9/2122 - 98 Years Remaining

Service Charge: Approx. £167 annually

Ground Rent: £10 annually for the duration of the lease

EPC Rating: C

Council Tax Band: B

Local Authority: Basingstoke and Deane

Heating: Mains Gas

Electric: Mains

Water and Drainage: Mains

