

**SANSOME  
& GEORGE**



**Auction**

## 1 bed retirement property to buy in RG22

Kendal Gardens, Basingstoke, Hampshire,  
RG22 5HD

**£70,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1 Bedroom Retirement property
- ✓ Entrance Porch
- ✓ Kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms and Conditions apply. One-bedroom over 55's ground floor RETIREMENT apartment located in Basingstoke. This charming property boasts a spacious reception room with sliding patio door to front patio area, perfect for entertaining guests or relaxing. The apartment features a modern kitchen and shower room.

One of the highlights of this property is its patio, ideal for enjoying a morning coffee. Situated in a convenient location, close to local amenities, shops, and transport links, this apartment offers a perfect blend of comfort and practicality.

Ideal for a couple or a single person, this apartment provides a peaceful retreat from the hustle and bustle of city life. Don't miss this opportunity to own a stylish and contemporary home in a sought-after location. Contact us today to arrange a viewing.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 60

Annual Ground Rent Amount: £354.00

Annual Service Charge Amount: £2,559.00

Price: Starting Bid £70,000

Property Type: Retirement property

Parking: Residents, Visitor

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



**Approximate total area\***  
446.29 ft<sup>2</sup>  
**Reduced headroom**  
15.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Kendal Gardens, Basingstoke, Hampshire, RG22 5HD

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

