

**SANSOME
&GEORGE**

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3A Elm Grove Flats, Elm Grove, Kingsclere, Newbury, Hampshire, RG20 5RD

Offers in excess of £235,000

Sansome & George - Step into this charming period 1 Bedroom ground floor maisonette forming part of a conversion of a Grade II listed House located in the heart of a Kingsclere village. With 1 bedroom, this stylish property offers a cosy and inviting atmosphere perfect for a single professional or a couple looking for a peaceful retreat. Boasting a spacious 751 sq ft, the property features a well-appointed kitchen, a comfortable living area, and a modern bathroom. Additionally, the property comes with the convenience of off-street parking, ensuring a hassle-free experience. Surrounded by lush greenery and quaint streets, this home provides a tranquil setting for relaxation and enjoyment. Don't miss the opportunity to make this delightful maisonette your own and start living the village life you've always dreamed of. Embrace the charm and character of this unique property today!

EPC - TBC

Local Authority - Basingstoke & Deane

Council Tax Band - B

Leasehold Information

87 Years Left Remaining

Ground Rent - £150.0

Service Charge - £1198.00 pa

Freeholder Vivid Homes

NB. Grade 2 Listed building - restrictions on what can be altered both on interior and exterior of property



- 1 Bedroom Gound Floor Maisonette
- Kitchen
- Living room
- Reception area
- Bedroom
- Bathroom







Approximate total area⁽¹⁾
751 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Sansome and George - Basingstoke

41 - 43 Winchester Street
Basingstoke
Hants
RG21 7EF

T: 01256 807 111

E: basingstoke@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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