

**SANSOME
&GEORGE**

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

Asking Price £249,995 Leasehold

SANSOME & GEORGE – 360° VIRTUAL TOUR AVAILABLE- 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



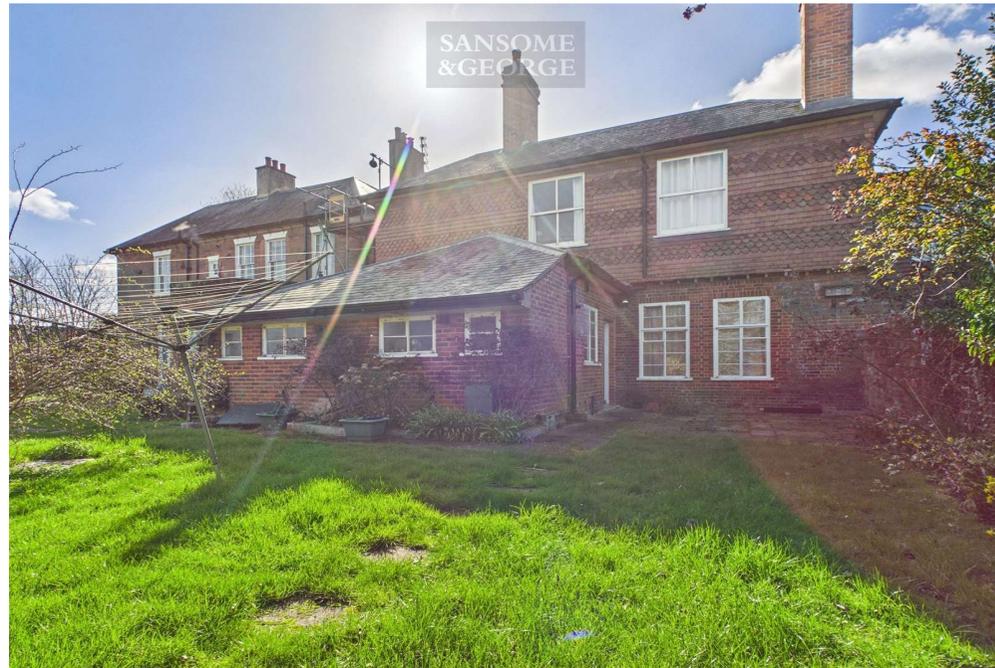


Approximate total area⁽¹⁾
751 ft²

(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		

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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.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.