

**sansome  
& george**



**36 Russell Road, Basingstoke**

Basingstoke

Guide Price **£225,000**

This beautifully presented two bedroom apartment offers modern, comfortable living in a sought-after residential development. Upon entering, you are welcomed by a spacious entrance hall that provides access to all principal rooms. The generous living room is filled with natural light, creating an inviting space for relaxation or entertaining guests. The adjoining fitted kitchen is well appointed with contemporary units, ample worktop space, and integrated appliances (ideal for those who enjoy cooking at home). The principal bedroom benefits from a private en-suite shower room, offering both convenience and privacy, while the second bedroom is well proportioned and suitable for guests, children, or use as a home office. The main bathroom is tastefully finished with a modern suite, including a bath with shower over, wash basin, and WC. The apartment further benefits from allocated parking, providing peace of mind for residents with vehicles. Finished to a high standard throughout, this property is perfect for professionals, couples, or small families seeking a stylish and low-maintenance home. The location offers excellent access to local amenities, public transport links, and major road networks, making commuting straightforward and convenient. Early viewing is highly recommended to fully appreciate the quality and space on offer in this superb apartment.

Lease remaining: 102 Years

Service Charge: £1800 PA

Ground Rent: £325 PA

Council tax band C

Basingstoke & Deane

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C







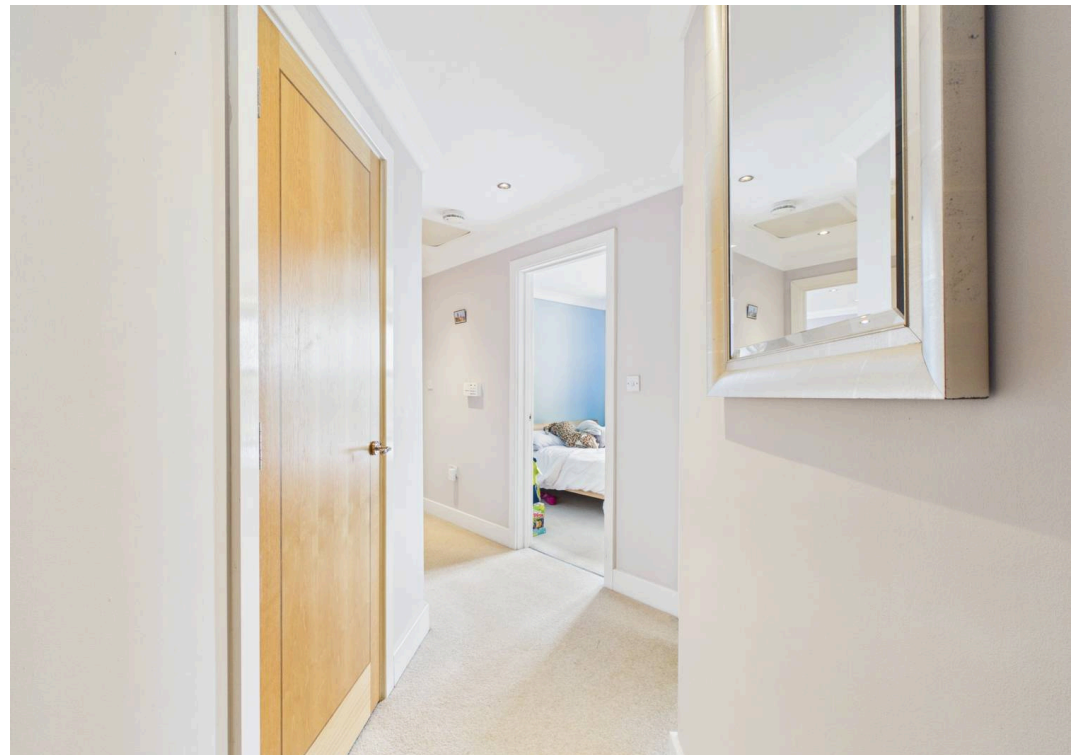
## 36 Russell Road

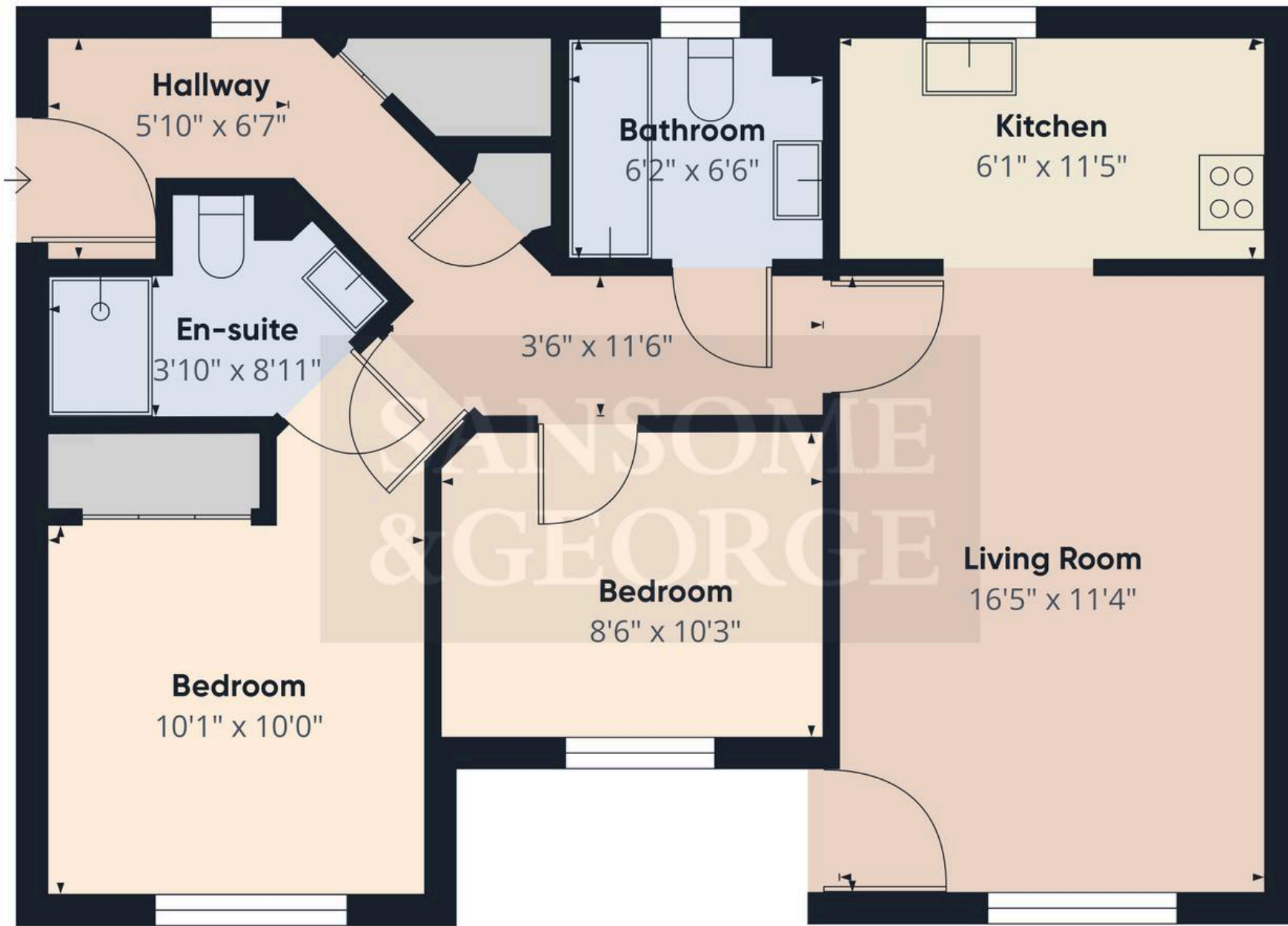
Basingstoke

- 2 Bedroom Apartment
- Entrance Hall
- Living room
- Fitted Kitchen
- Bedroom 1 with En-suite
- Further bedroom
- Bathroom
- Allocated Parking



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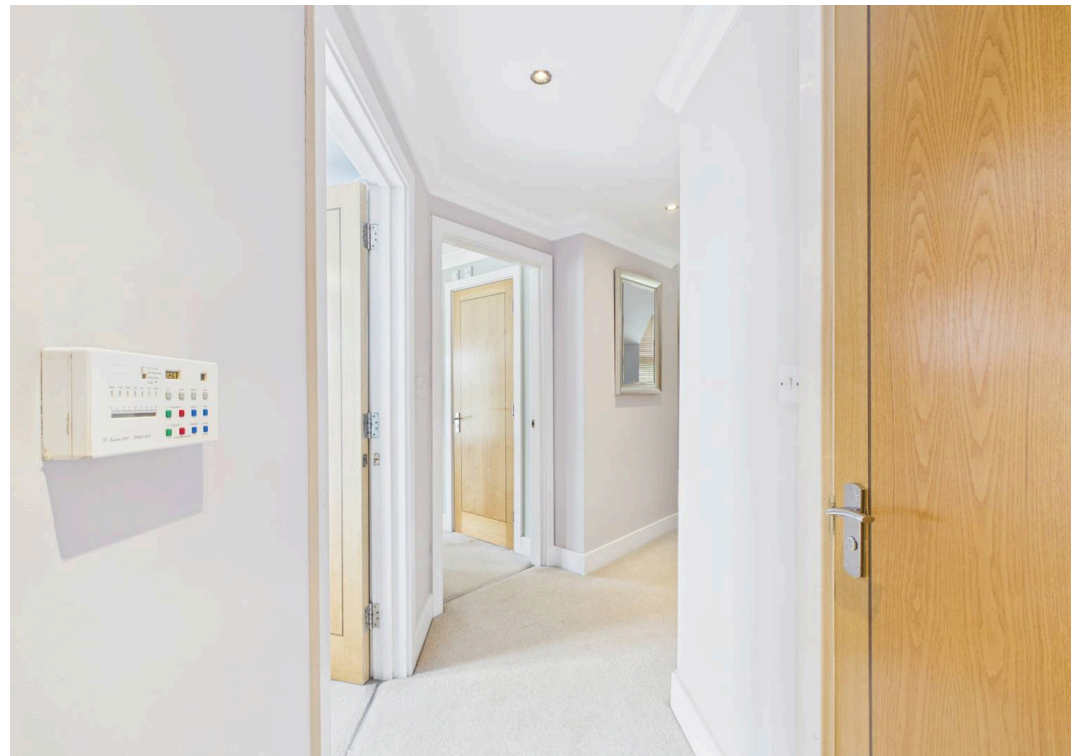


Approximate total area<sup>(1)</sup>  
673 ft<sup>2</sup>

(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





## Sansome & George Basingstoke Office

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