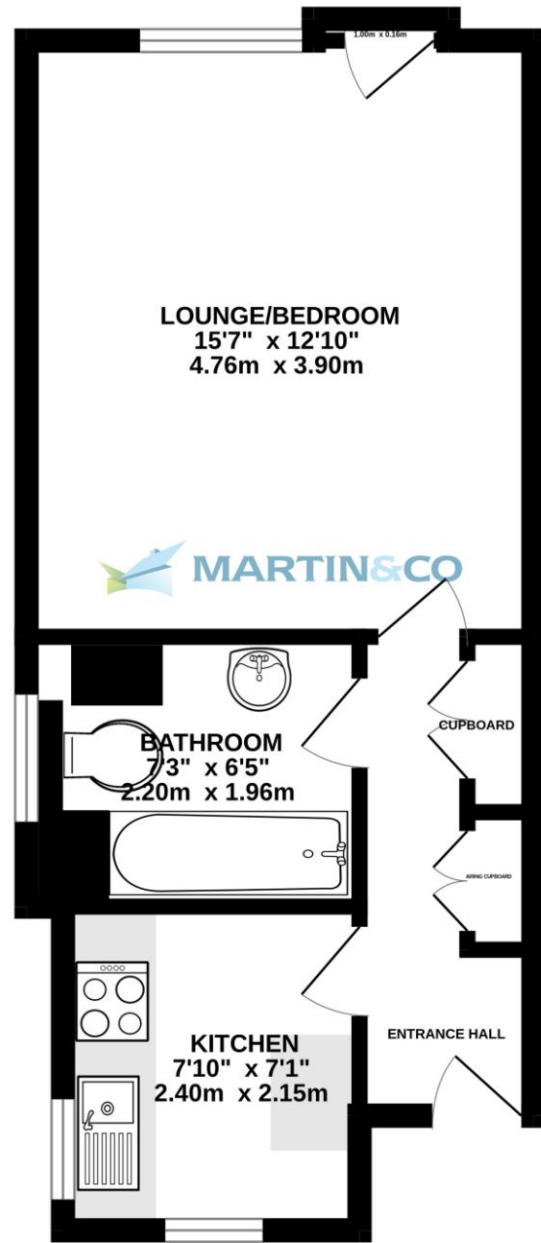


FIRST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 334sq.ft. (31.0 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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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 for 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.



FOR SALE



The Danes, Goat Lane, Basingstoke, RG21 7PQ

Asking Price Of £120,000





The Danes, Town Centre

Asking Price Of £120,000

- Long Lease With Approx. 949 Years Remaining
- Low Fixed Ground Rent Of £25 Per Year
- Bright Studio Room With Juliette Balcony
- Modern Re-Fitted Kitchen
- Bathroom With Natural Light
- Excellent Built-In Storage
- Town Centre Location Close To Amenities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Bright and well presented studio apartment with Juliette balcony, modern kitchen and excellent storage. Long lease, low ground rent and parking for one car. Ideally located close to the town centre, perfect for first-time buyers or investors.

COMMUNAL ENTRANCE Stairs to first floor

ENTRANCE HALL A practical entrance hallway finished with laminate flooring and benefitting from excellent built-in storage, including a large cupboard and separate airing cupboard.

RE-FITTED KITCHEN 7' 10" x 7' 3" (2.4m x 2.2m) A bright dual aspect kitchen, recently re-fitted to a modern standard and benefitting from excellent natural light. The kitchen offers a range of matching wall and base units with work surfaces over, incorporating a stainless steel sink unit. There is a built-in electric oven with hob and extractor, space for appliances, laminate flooring and part-tiled walls.



LOUNGE/BEDROOM 15' 1" x 13' 1" (4.6m x 4.0m) A bright and well-proportioned studio room, offering flexible living and sleeping space. Double glazed doors open onto a Juliette balcony, providing a pleasant outlook and excellent natural light, with a further window enhancing the overall feel of the room. Finished with laminate flooring and an electric heater.

BATHROOM A bright side aspect bathroom with a double glazed window providing natural light and ventilation. The suite comprises a panel enclosed bath with electric shower over and glass screen, pedestal wash hand basin and low level WC. Finished with part-tiled walls and a chrome heated towel radiator.

PARKING Allocated parking for one car



BUYERS MATERIAL INFORMATION

Tenure: Leasehold

LEASE DETAILS

Lease Term: 999 years from 25 March 1976 (approx. 949 years remaining)

Service Charge: Approximately £1,580 per annum

GROUND RENT

Ground Rent: £25 per annum (fixed, no escalation)

EPC Rating: D

Council Tax Band: A
Basingstoke and Deane

