



# 3 ENFIELD HOUSE

Basingstoke, RG21 7BW

## Description

This is a delightful two-bedroom, second floor apartment within heart of Basingstoke's Town Centre, the property is within walking distance of local amenities, Basingstoke's mainline railway station with direct trains to Waterloo, bus station, The Festival Place Shopping and Leisure Centre.

A spacious open plan living area incorporates the dining room, living room and kitchen with oven, hob and fridge freezer included.

There are two double bedrooms, a bathroom with power shower over the bath and a storage cupboard off the hallway.

Please note there is no parking with this apartment and access is via Joyces Yard Car Park at the rear of the property.



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## Accommodation

- Open Plan Living Accommodation
- Integrated appliances
- Two double bedrooms
- Bathroom
- Prime Town Centre Location
- Part furnished
- No parking available

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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>		77	77
(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	

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 479 sq.ft. (44.5 sq.m.) approx.  
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 Map with floor plan 10/24



## Basingstoke Office

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