



CASH BUYERS ONLY Right Choice Estate Agents are delighted to offer to the market **WITH NO ONWARD CHAIN** this beautifully presented one bedroom first floor apartment in the popular area of Cranbourne. Benefiting from open plan living/kitchen area, fitted shower room and a double bedroom. Additional features include an allocated parking space with access to visitors spaces, communal courtyard and a lift.

Location: Quadra House is situated on the outskirts of the town centre. Close by you will find great local amenities. There is a regular bus service to the town, and various routes to walk should you wish. The property offers great access to the M3.

Tenure: Leasehold - The seller advises us that the ground rent is £300 p.a and the service and maintenance charge is £140 pcm. There is 116 years remaining on the lease.

EPC : C

Local Authority: Basingstoke & Deane Borough Council: B

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents

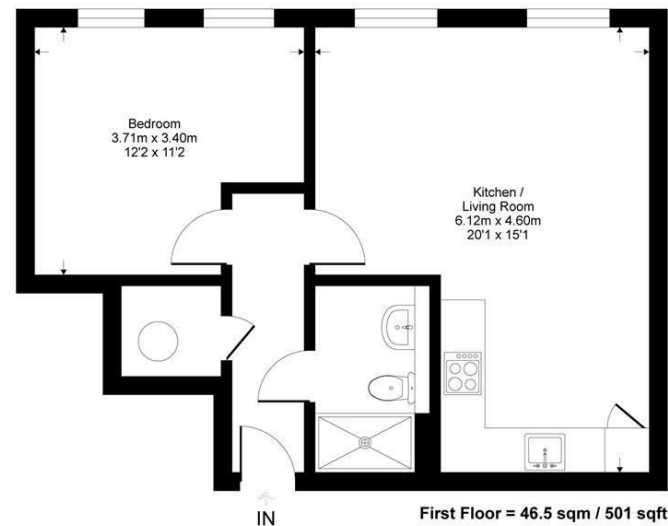




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Quadra House

Approximate Gross Internal Area = 46.5 sq m / 501 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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