



NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this stylish second floor two bedroom apartment in Basingstoke Town Centre. Benefiting from an entrance hallway, open plan living/kitchen area, fitted bathroom and two double bedrooms. Additional features include an allocated parking space, internal bike shed and a lift.

Location: Winchester Road is located in the highly sought after Basingstoke Town Centre. It is ideally located within walking distance of the train station and multiple shopping and recreational facilities including Festival Place shopping precinct, Waitrose, the Anvil Concert Hall, Haymarket Theatre and the mainline station, which offers a regular service to London Waterloo in about 45 minutes. Junction 6 of the M3 is within a few minutes' drive.

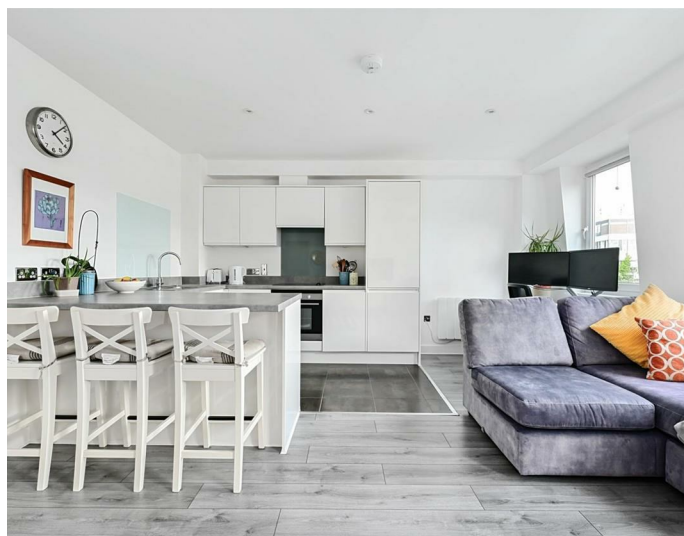
Tenure: Leasehold

Ground rent - £195 per annum

Service and maintenance charge - £1,643.76 per annum

Local Authority: Basingstoke & Deane Borough Council - Band B

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

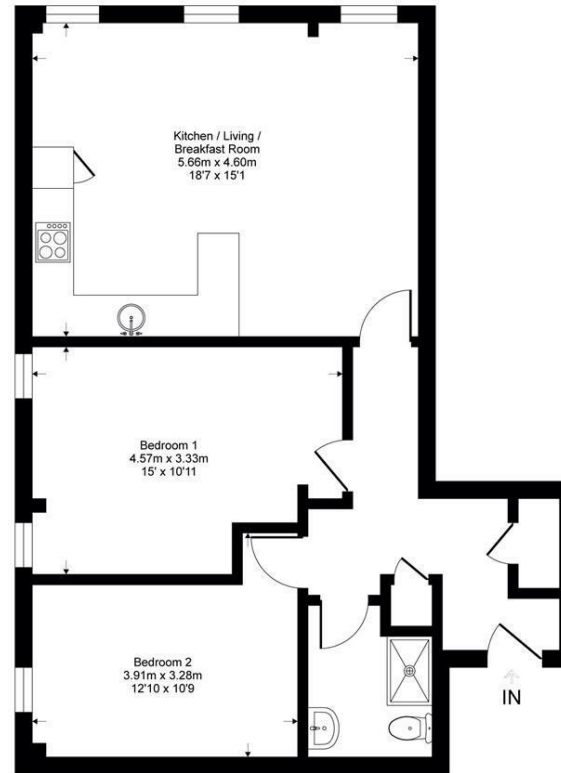




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Edison House

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



Second Floor = 66.5 sqm / 716 sqft

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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