





**\*CASH BUYERS ONLY\*** Right Choice Estate Agents are delighted to offer to the market with NO ONWARD CHAIN this spacious duplex apartment in the popular area of Kings Furlong. Benefiting from an entrance hallway, kitchen, living/dining room, two double bedrooms, bathroom and a garage.

**Location:** Located just a short walk from Basingstoke town centre and mainline station, Kings Furlong is a popular residential area offering a great mix of convenience and community. With tree-lined streets, well-kept green spaces, and a welcoming atmosphere, it's perfect for those seeking a peaceful yet well connected place to call home. Excellent schools, local shops, and nearby parks make this a sought-after location.

**Tenure:** Leasehold 49 years remaining

**Service and maintenance charge:** The seller advises us its currently £4,000 for the year, due to repair work to the roof.

**Ground Rent:** £30 per annum

**Local Authority:** Basingstoke & Deane Borough Council - Band B

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



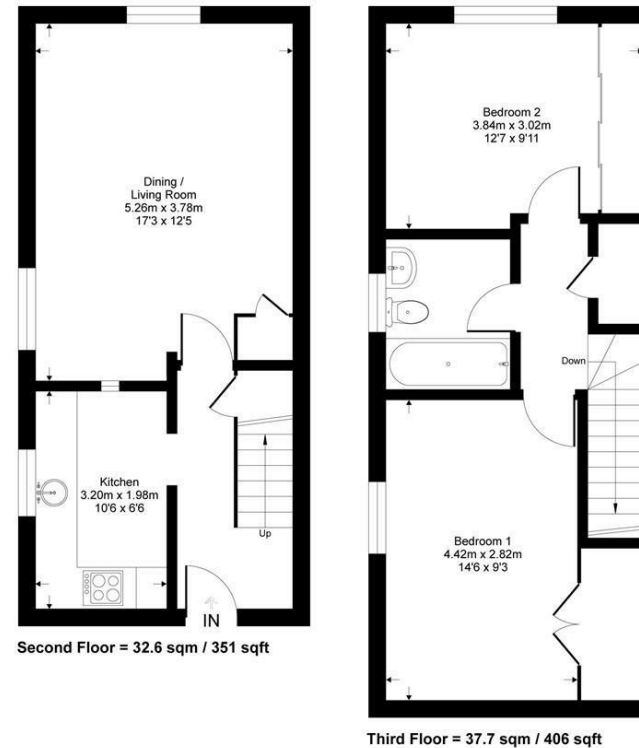




| Energy Efficiency Rating                    |           |                                                                                   |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                         |
| Very energy efficient - lower running costs |           |                                                                                   |
| (92 plus) <b>A</b>                          |           | <b>77</b>                                                                         |
| (81-91) <b>B</b>                            |           |                                                                                   |
| (69-80) <b>C</b>                            |           |                                                                                   |
| (55-68) <b>D</b>                            |           |                                                                                   |
| (39-54) <b>E</b>                            |           |                                                                                   |
| (21-38) <b>F</b>                            | <b>22</b> |                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                   |
| Not energy efficient - higher running costs |           |                                                                                   |
| EU Directive 2002/91/EC                     |           |  |
| England & Wales                             |           |                                                                                   |

### Ashley Lodge

Approximate Gross Internal Area = 70.3 sq m / 757 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.

Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100