



Right Choice Estate Agents are delighted to offer to the market this spacious top floor apartment in the popular area of Vyne Park. The property offers a spacious entrance hallway, open plan living/kitchen area, double bedroom and a bathroom. Additional features include two allocated parking spaces, access to visitors parking and bike storage.

Location: Vyne Park is a highly sought-after area in Basingstoke, offering the perfect blend of modern convenience and peaceful living. With excellent local amenities nearby including a retail park, supermarket, schools, and leisure facilities, Vyne Park is ideal for families and professionals alike. It boasts superb transport links via the A33, M3, and nearby Basingstoke train station, making commuting to London and surrounding areas quick and easy.

Tenure: Leasehold circa 118 years remaining

Service and maintenance charge: £1,780.00 per annum

Local Authority: Basingstoke & Deane Borough Council - Band B

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

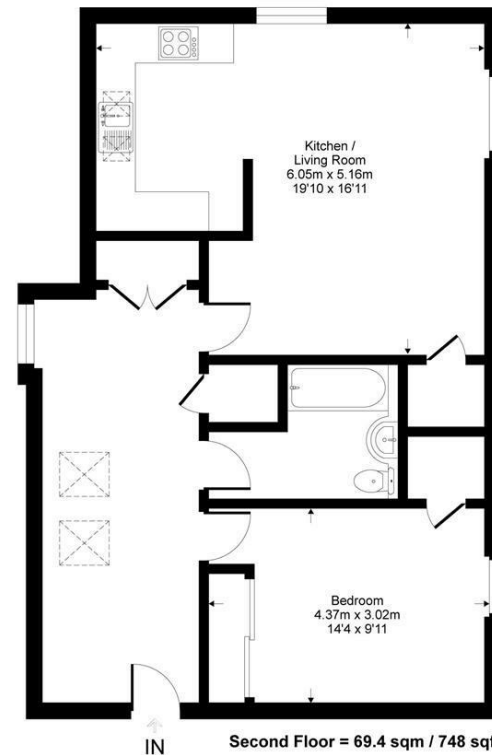




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Murano Drive

Approximate Gross Internal Area = 69.4 sq m / 748 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