



\*No Onward Chain\* Right Choice Estate Agents are delighted to offer to the market this unique two bedroom property located within a short walk of Basingstoke train station and town centre. The ground floor offers an entrance hallway leading to a kitchen, living/dining room and w/c. The first floor benefits from two double bedrooms the master of which has an en suite and a family bathroom. Additional features include a garden and two allocated parking spaces.

Important information - The Property is grade two listed

Location: Brookvale is ideally located within walking distance of the town centre, which offers 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 over 900 years remaining


Service and maintenance charge £2,015.70 per annum

Local Authority: Basingstoke & Deane Borough Council - Band E

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

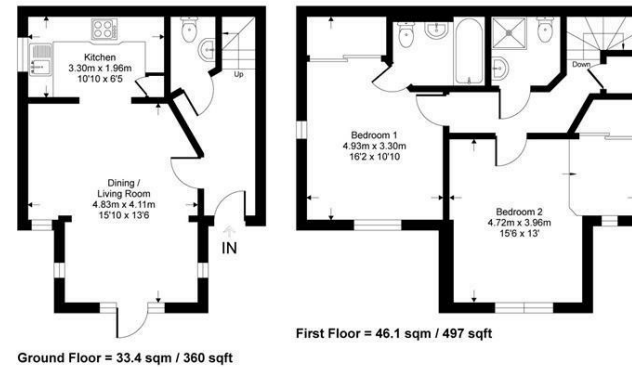




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Brookvale School

Approximate Gross Internal Area = 79.6 sq m / 857 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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