



\*NO ONWARD CHAIN\* Right Choice Estate Agents are delighted to offer to the market this this well presented one bedroom top floor apartment with allocated parking, in the popular area of Merton Rise.

The property benefits from an entrance hallway, open plan living/kitchen area, fitted bathroom and a double bedroom.

Additional features include a communal garden, bike storage, double glazing and gas central heating.

Location: Located on the northern edge of Basingstoke, Merton Rise is a modern, peaceful neighbourhood. With green spaces, play areas, and local schools nearby, it's ideal for families.

Just a short drive from the town centre, with great access to the A33 and M3, the area is perfect for commuters. Shops, parks, and nature walks are all close by, offering a relaxed lifestyle with everything you need within easy reach.

Tenure - Leasehold with approximately 130 years remaining.

Service and maintenance charge - £191.65 pcm and ground rent is £150 per annum.

Local Authority: Basingstoke & Deane Borough Council - Band B

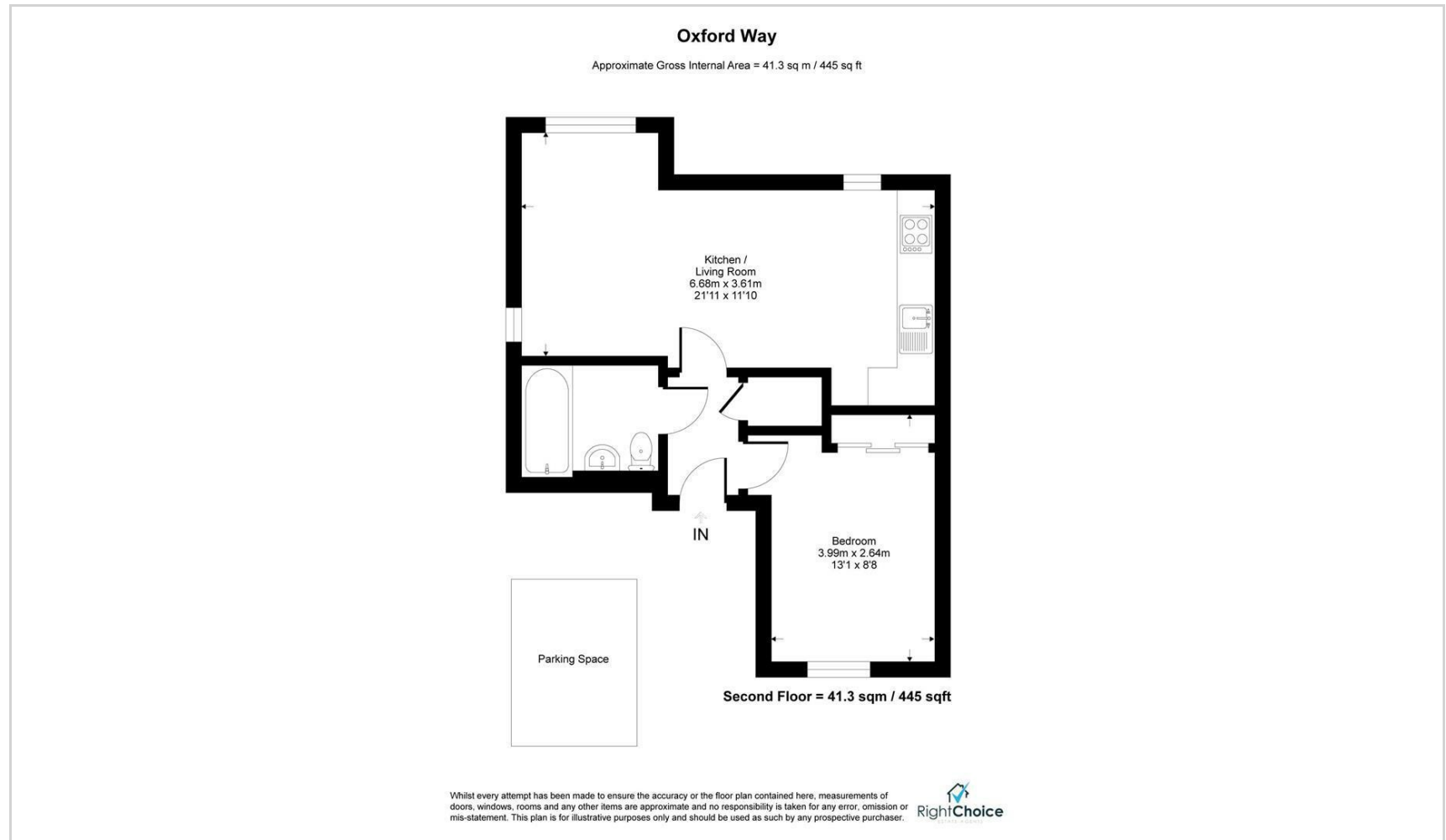
EPC Rating - C

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>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 78      | 78        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |



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