



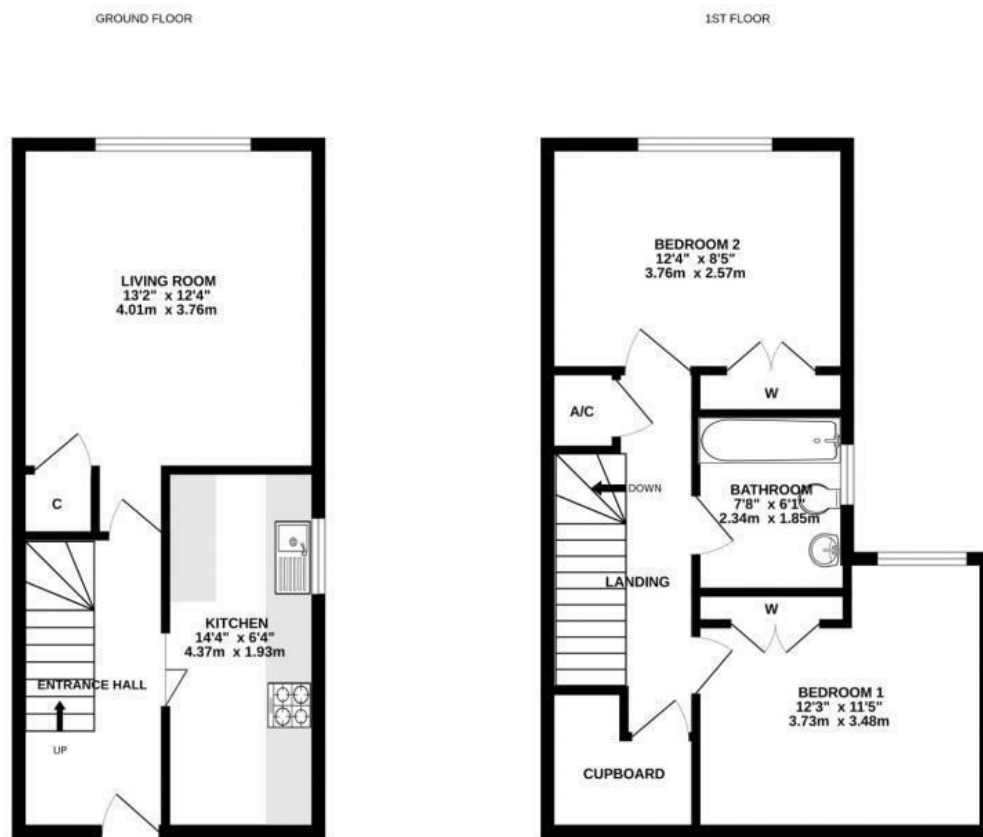
Ashley Lodge, Basingstoke, RG21 3NE
£180,000 Guide price - Leasehold



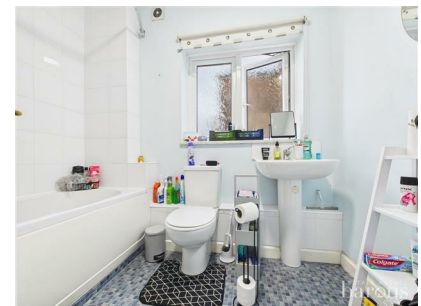
Barons Estate Agents are pleased to present with NO ONWARD CHAIN this spacious 2nd floor duplex style apartment situated in close proximity to the town centre. The accommodation is generous and comprises of an entrance hall leading into a living room and separate kitchen, with upstairs offering 2 double bedrooms and a bathroom. Externally the property benefits from a garage in block, ample on-road parking and communal green areas. Viewings of this property are strongly advised by the vendor's sole agents.

Key Points and Features

- Duplex Style Apartment
- Kitchen
- Garage in a Block
- 2nd Floor
- Living Room
- Town Centre Location
- 2 Double Bedrooms
- Bathroom
- NO ONWARD CHAIN



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Miroplan ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Location

Ashley Lodge is off Frescade Crescent, which is situated within 1 mile of Basingstoke town centre and Festival Place shopping centre, giving all the benefits of not only shopping but restaurants, theatres, 10 screen cinema and sports centre. Local schools include Kings Furlong and Fairfields and both colleges are also situated within a mile. Basingstoke also offers excellent travel routes with the M3 motorway close at hand, and mainline railway station giving access to London Waterloo in 45 minutes. With so many benefits to hand the property is ideal for so many reasons, and warrants an early inspection.

Tenure

Leasehold
 Approx. 138 years remaining.
 Ground Rent & Service Charge - Approx. £1537.29 per 6 months

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band B

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents.

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.