



Right Choice Estate Agents are delighted to offer to the market this modern two bedroom apartment in the popular Sherborne Fields. Benefiting from an entrance hallway, open plan living/kitchen area, fitted bathroom, en suite and two bedrooms. Additional benefits include allocated parking, access to visitors spaces and over 900 years remaining on the lease.

Location: Sherborne Fields offers fantastic local schools and shops along with regular bus links into the town centre. Commuting routes are also a benefit with the M3 & A33 within a short drive.

Tenure: Leasehold

Ground rent - £250 per annum


Service and maintenance charge - Approximately £1,500 per annum

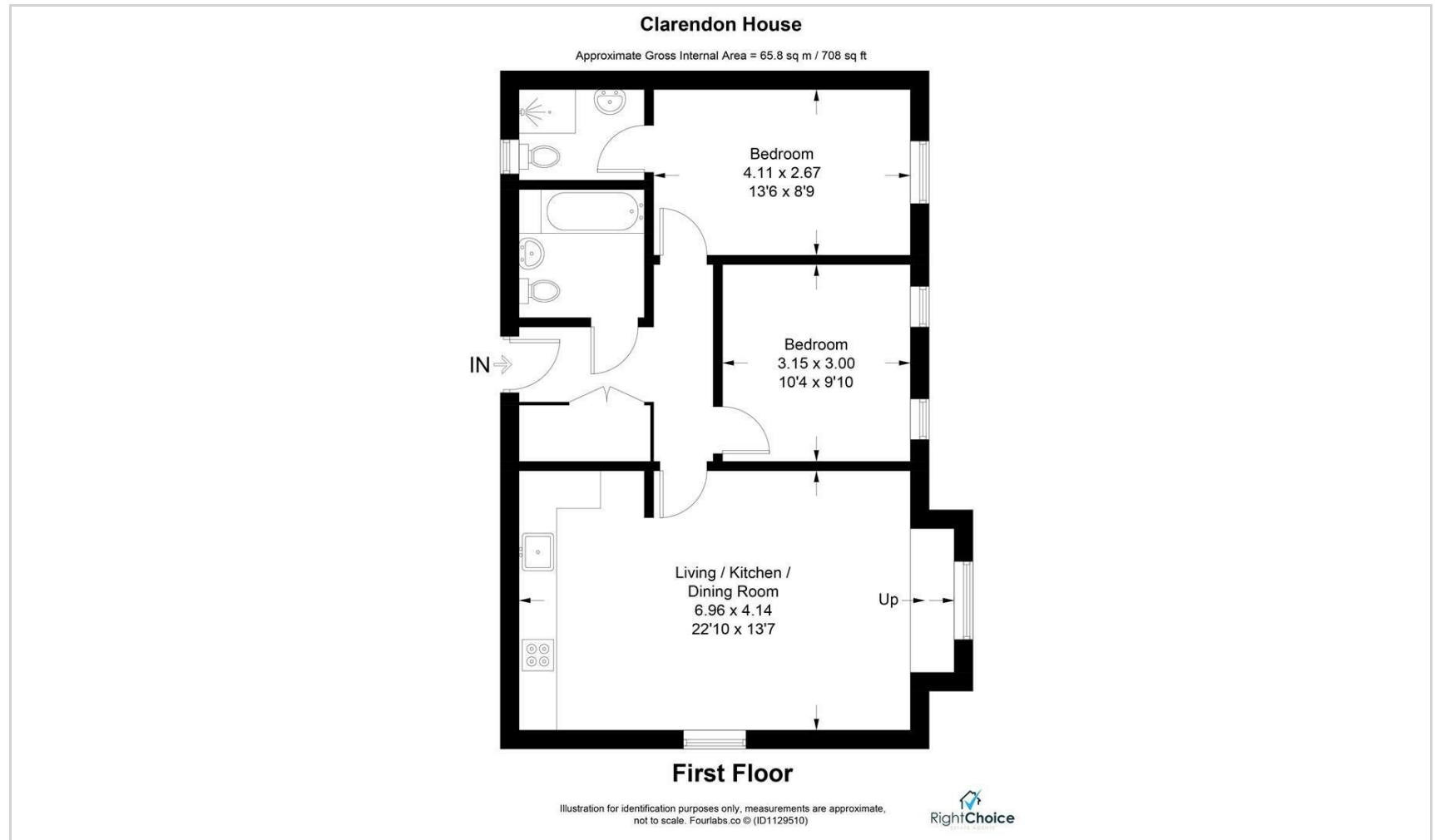
Local Authority: Basingstoke & Deane Borough Council - Band C

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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