



Right Choice Estate Agents are delighted to offer to the market this well presented spacious first floor two bedroom apartment. Built in 2019 the property is located in the popular area of Sherborne Fields.

The property is comprised of an entrance hallway leading to all rooms which include, an open plan living area with a fitted kitchen, two good size bedrooms and a bathroom.

Further benefits of the apartment include double glazing, gas radiator heating, an en suite shower room to the master bedroom, integrated appliances in the fitted kitchen which include a gas hob and electric oven, washer/dryer, dishwasher and fridge/freezer.

Externally the property benefits from allocated parking and access to additional communal parking.

Location: Sherborne Fields is located to the north of Basingstoke and 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 circa 994 years remaining.

EPC Rating: B

Service and maintenance charge: £111.92 per month.

Ground rent: £180 per year.

Local Authority: Basingstoke & Deane Borough Council - Band B

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

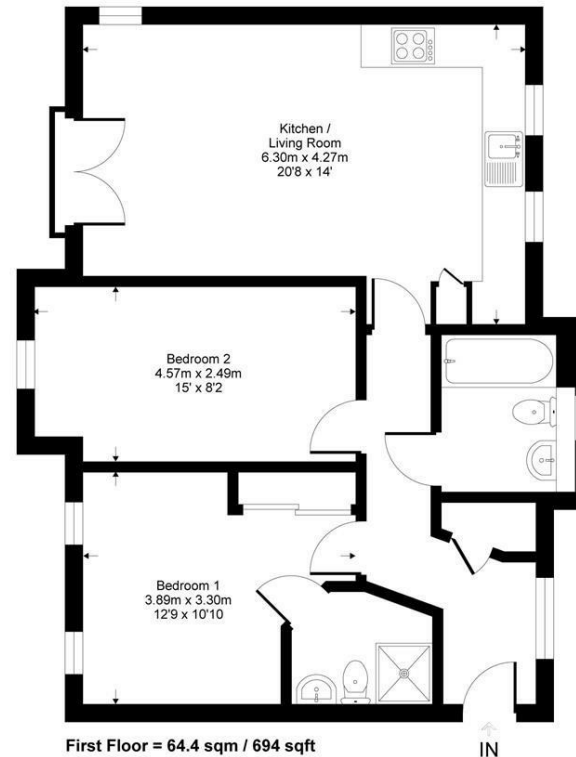




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>83</b> | <b>83</b> |
| (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                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

### Wallingford Road

Approximate Gross Internal Area = 64.4 sq m / 694 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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