



**£ 180000**

**2 Bed Apartment, Ashley Lodge, Frescade Crescent, Basingstoke**

Barons Estate Agents are delighted to present this two bedroom, 1st floor apartment situated within close proximity to Basingstoke town centre. The property has been lovingly maintained by the current owner and is presented to the market in immaculate condition in our opinion. The internal accommodation comprises of an entrance hallway, two double bedrooms, a modern bathroom, kitchen and a spacious lounge/dining room. Externally, the property features a garage and ample communal parking. Additional benefits include heating and double glazing throughout. An early viewing would be strongly advised by the vendor's sole agent.

## 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. 139 years remaining.

Service Charge - Approx. £2000 per 6 months

Ground Rent - N/A

\*\*\* Please see 'Agent's Note' \*\*\*

## Council Tax

Band B

## 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.

### 🏠 KEY POINTS & FEATURES

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|--------------------------|--|-------------------------------|
| 🏠 1st Floor Apartment    | 🏠 Two Double Bedrooms                        | 🏠 Spacious Lounge/Dining Room |
| 🏠 Modern Bathroom        | 🏠 Kitchen                                    | 🏠 Garage                      |
| 🏠 Ample Communal Parking | 🏠 Close Proximity to Basingstoke Town Centre | 🏠 Viewing Advised             |





