



£ 180000

2 Bed Apartment, Ashley Lodge, Basingstoke

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.

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

Council Tax

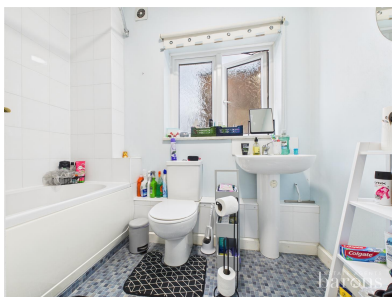
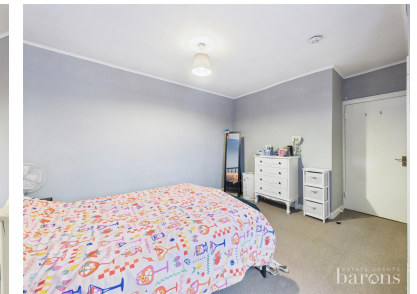
Band B

Extra Services

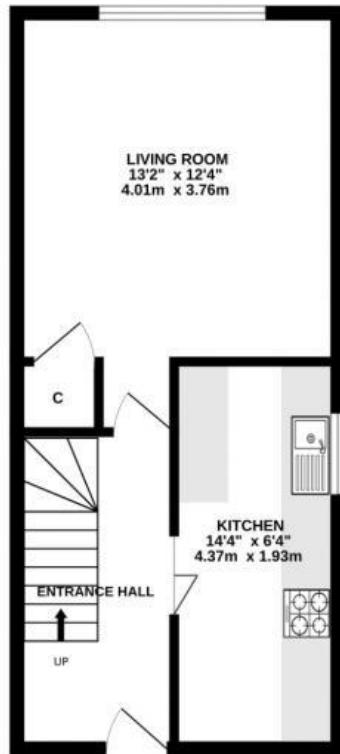
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

🏠 KEY POINTS & FEATURES

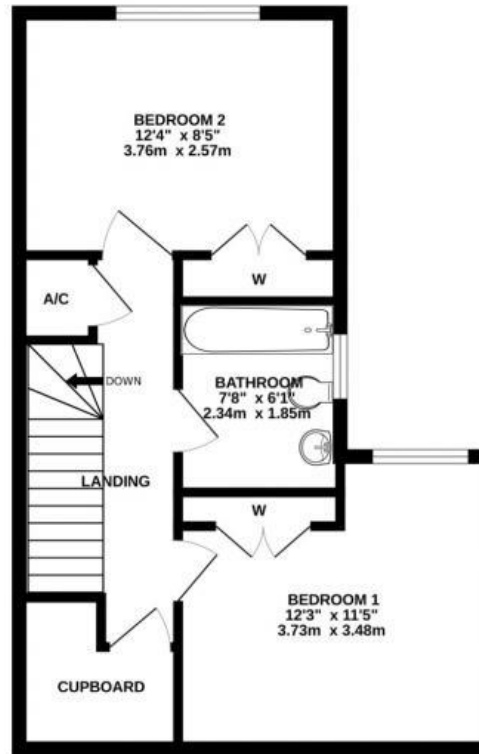
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|--------------------------|------------------------|---------------------|
| 🏠 Duplex Style Apartment | 🏠 2nd Floor | 🏠 2 Double Bedrooms |
| 🏠 Kitchen | 🏠 Living Room | 🏠 Bathroom |
| 🏠 Garage in a Block | 🏠 Town Centre Location | 🏠 NO ONWARD CHAIN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



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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	