



Ashley Lodge, Frescade Crescent, Basingstoke, RG21 3NE
£169,995



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CHEQUERS are pleased to offer for sale this two bedroom duplex apartment, situated close to the town centre. Whilst requiring modernisation, the property offers great potential with generously sized accommodation over 2 floors comprising - entrance hall, living room and kitchen with two bedrooms and a bathroom on the floor above. Further benefits include double glazed, garage, communal grounds and NO ONWARD CHAIN. THE PROPERTY HAS AN EXTENDED LEASE. (draft particulars - awaiting vendors approval)

COMMUNAL ENTRANCE HALL:

Communal front door, stairs to all floors, front door to -

ENTRANCE HALL:

Night storage heater, entry phone system, stairs to upper floor, under stairs cupboard.

LOUNGE/DINING ROOM:

16'7" max, 12'8" min x 16'5" max, 13'11" min (5.05m max, 3.86m min x 5.00m max, 4.24m min)

Double glazed square bay window, night storage heater, wall mounted electric heater, cupboard housing meters.

KITCHEN:

10'1" x 6'2" (3.07m x 1.88m)

Double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, cooker point, appliance space.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, night storage heater.

BEDROOM ONE:

16'1" max, 11'1" min x 10'8" max, 6'8" min (4.90m max, 3.38m min x 3.25m max, 2.03m min)

Double glazed square bay window.

BEDROOM TWO:

10'2" x 9'5" (3.10m x 2.87m)

Double glazed window, storage cupboard.

BATHROOM:

6'11" x 6'2" (2.11m x 1.88m)

Coloured suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin, extractor fan.

GARAGE:

In nearby block. Communal parking.

OUTSIDE:

Communal lawned areas.

LEASE DETAILS:

We have been advised there are approximately 142 years remaining on the lease - expires 30/03/2163. No ground rent. Maintenance - £1703.99 pa. Prospective purchasers should clarify these details with their solicitor.

DIRECTIONS:

Form our office in Winton Square, bear left into Winchester Road and take the 3rd turning left into Cordale Road. Take the 1st left into Blair Road and at the 'T' junction, turn left into Frescade Crescent.

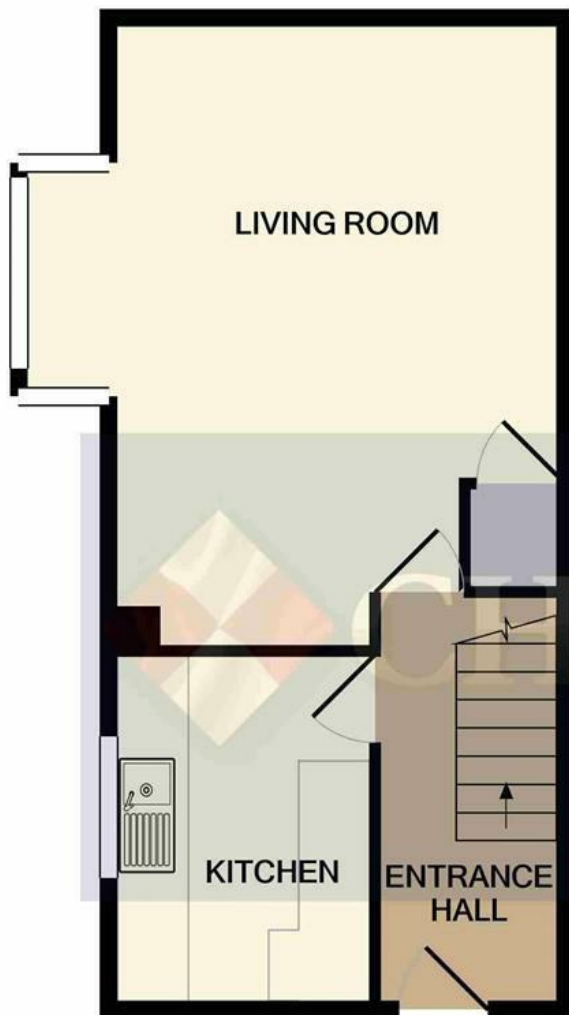
MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers 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.





GROUND FLOOR



1ST FLOOR



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 given as an indication only and are not to be relied upon. This plan is for illustrative purposes only and is not to be used as a basis for any offer or contract. The services, systems and fixtures are shown as to their operability at the time of the visit. Made with



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.