





\* No Onward Chain\* Right Choice Estate Agents are delighted to offer to the market this modern, top floor, two bedroom apartment in the popular Sherborne Fields. Benefiting from an entrance hallway, open plan living/kitchen area, fitted bathroom, re fitted en suite and two bedrooms. Additional benefits include allocated parking and over 900 years remaining on the lease.

Location: Sherborne Fields is a popular residential area in Basingstoke, offering a peaceful, family-friendly setting with convenient access to local shops, schools and green spaces. Well placed for the town centre, Festival Place and Basingstoke railway station, it also provides excellent road links via the M3, making it ideal for commuters. A desirable location combining everyday convenience with a quiet neighbourhood feel.

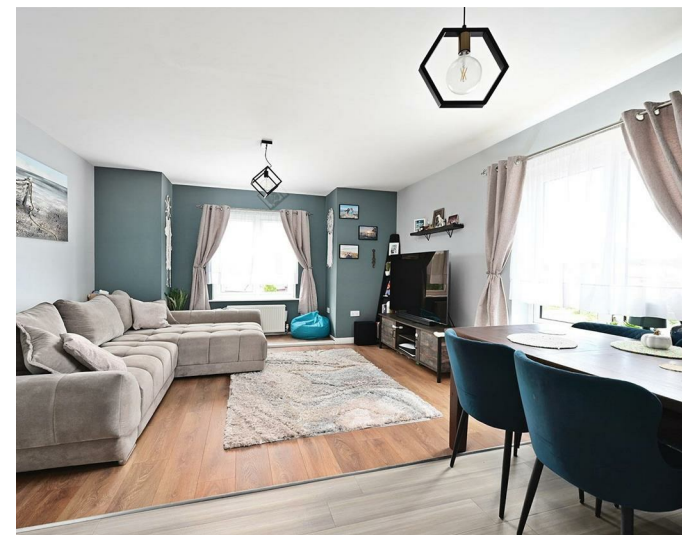
Tenure: Leasehold

Ground rent - £250 per annum

Service and maintenance charge - Approximately £2,767 per annum

Local Authority: Basingstoke & Deane Borough Council - Band C

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



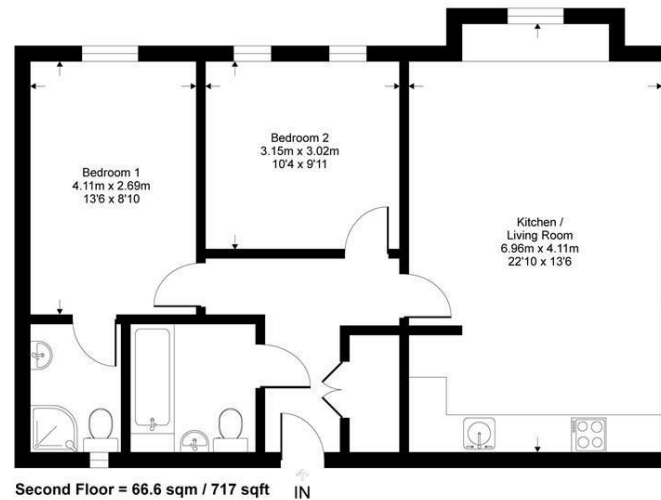




| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|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

### Clarendon House

Approximate Gross Internal Area = 66.6 sq m / 717 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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