



SHARED OWNERSHIP* *NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this modern, well presented two bedroom end terrace property, located within the popular Longacre Development.

The ground floor is comprised of an entrance hallway leading to a generous lounge with french doors leading to the garden, fitted kitchen, built in storage and a w/c.

The first-floor benefits from two generous double bedrooms and a family bathroom.

Externally, located to the rear of the property is an enclosed garden with a side access gate. To the right of the property there are two allocated parking spaces.

Location: Longacre is a highly sought-after modern development on the southern edge of Basingstoke, perfectly positioned for those looking to enjoy both countryside surroundings and excellent local convenience. The town centre is just a short drive away, while Junction 7 of the M3 is easily accessible. Basingstoke town provides extensive shopping and leisure facilities, along with a mainline railway station offering direct services to London Waterloo.

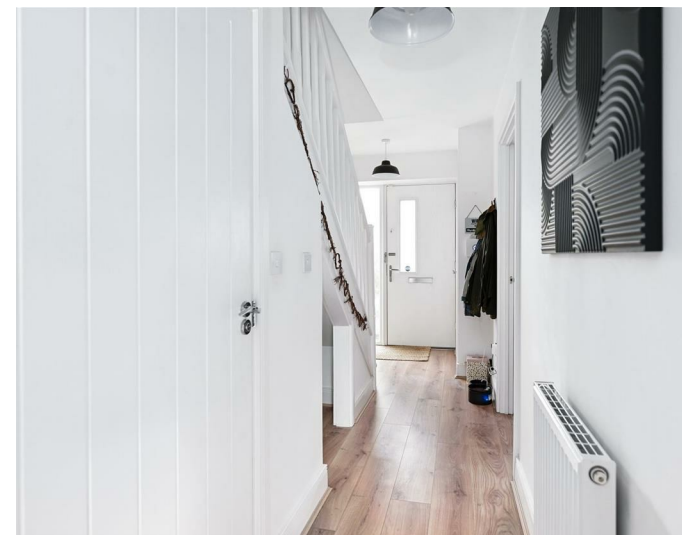
Tenure: Leasehold with approximately 118 years remaining on the current lease.

Current rent for the 35% share with Heylo Housing is £341.53 per month, with a lease management charge of £27.12 per month and buildings insurance £14.95 per month. There is also an estate management charge of approximately £34.00 per month.

EPC Rating: B.

Local Authority: Basingstoke & Deane Borough Council - Band C.

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

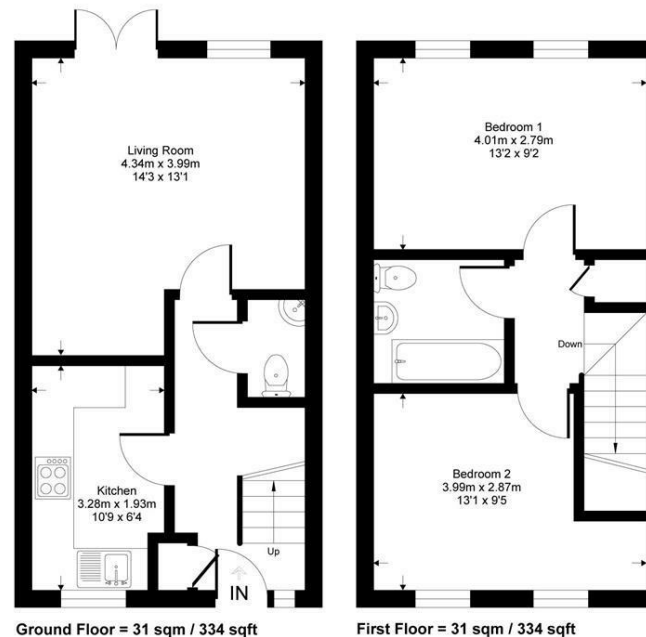




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Coltsfoot Way

Approximate Gross Internal Area = 62 sq m / 668 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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