



# Ashley Lodge

Frescade Crescent, Basingstoke RG21 3NE

## Description

A split level two bedroom top floor apartment is conveniently positioned within walking distance to the town centre and local amenities is available in June, subject to references.

The accommodation is laid out over two floors, downstairs you have a galley kitchen with a breakfast bar plus a good size living room. There is also a handy storage area under the stairs.

Upstairs there are two double bedrooms with built in wardrobes in both. Out on the landing there are two further storage cupboards so you are not short of options.

Externally, there are non allocated parking spaces.

Viewings are by appointment only.



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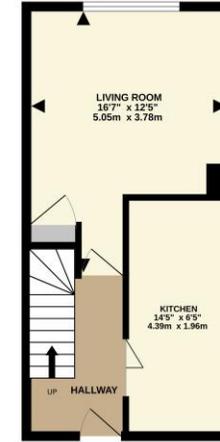
## Accommodation

Top floor split level apartment  
 Two double bedrooms  
 Living room  
 Kitchen  
 Non allocated parking spaces  
 Unfurnished  
 Garage (optional at an extra charge)

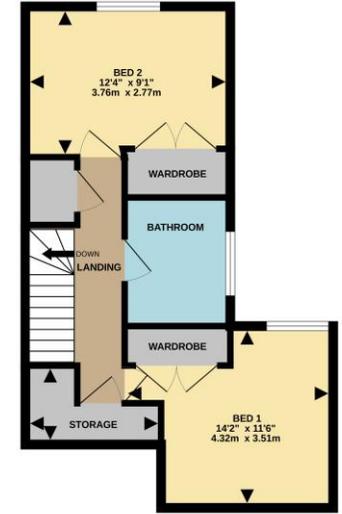
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
 320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
 414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be relied upon or guaranteed as to their operability or efficiency until they are given.  
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## Basingstoke Office

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