



Victoria Street, Town Centre, Basingstoke, RG21 3FJ

Guide Price £155,000



CHEQUERS

Independent Estate Agents

Victoria Street, Town Centre, Basingstoke, RG21 3FJ

SUITED CLOSED ONWARD CHAIN - CHEQUERS are pleased to market this larger than average second floor studio apartment in the popular Fairfields area of the town centre. The well presented accommodation includes living area/kitchen with integrated appliances and laminate flooring, modern bathroom with shower over the bath and a bedroom area. the property has 148 years remaining on the lease and benefits from a garage secure undercroft parking space and bicycle storage. Viewing is recommended to appreciate the quality and size of the accommodation. (draft particulars - awaiting vendors approval)

COMMUNAL ENTRANCE HALL:

Entry phone system, communal door leading to, stairs and lift to all floors - number 25 is on the 2nd floor. Internal front door to -

LOBBY AREA:

Airing cupboard with space and plumbing for washing machine and work surface, access to bedroom area and kitchen/living area.

BEDROOM AREA:

10'5" x 10'1" (3.18m x 3.07m)

Laminate flooring, wall mounted electric heater.

BATHROOM:

10'5" max x 6' max (3.18m max x 1.83m max)

White suite comprising panel enclosed bath with power shower over, glass shower screen, wash hand basin with drawers below, low level w.c., chrome heated towel rail, tiled surrounds, tiled flooring.

KITCHEN/LIVING AREA:

14'8" x 14'1" (4.47m x 4.29m)

Kitchen area with eye and base level units, square edged work surfaces, inset sink with mixer tap, fitted induction hob with extractor over and oven below, integrated fridge/freezer, laminate flooring, two SAT t.v aerial points, FM & t.v points, wall mounted electric heater, twin double glazed windows.

OUTSIDE:

Allocated parking space in secure undercroft area. Bicycle storage.

LEASE DETAILS:

We have been advised there area approximately 148 years remaining on the lease. Ground rent - £100.00 per annum until 2045 - increasing to £200.00 per annum at that time and then increasing by £100.00 every 25 years. Maintenance - £1099.74 per annum - reviewed September annually. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX -

Band B

MONEY LAUNDERING REGULATIONS:

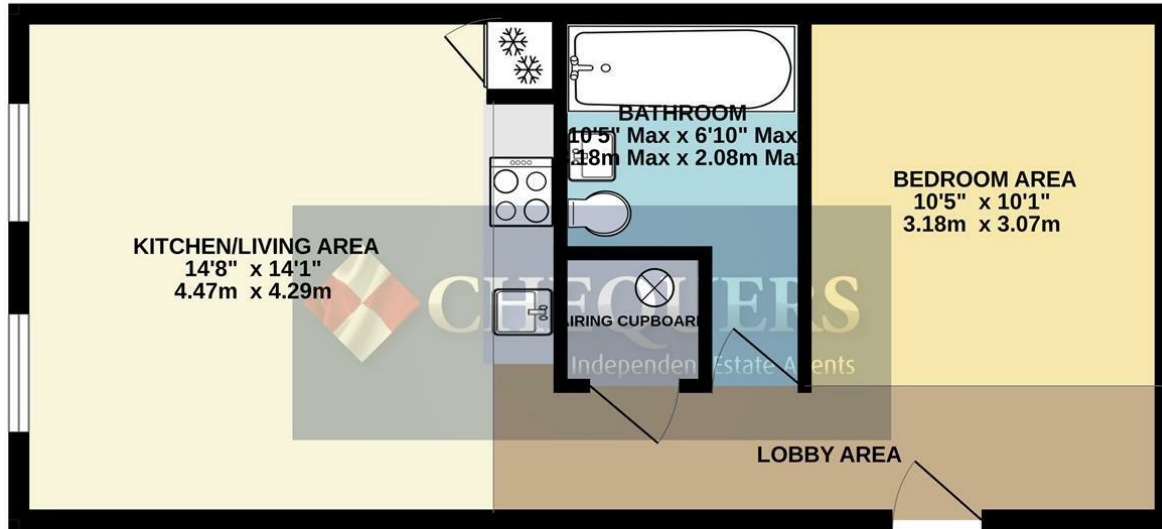
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



2ND FLOOR STUDIO

Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-39	G		
Not energy efficient - higher running costs			
England & Wales		68	68

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

