



Sylvia Close, Kings Furlong, Basingstoke, RG21 3ND
Guide Price £180,000



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CHEQUERS - The property is a second floor apartment in a popular location close to the town centre. The accommodation includes a lounge/dining room, kitchen, two double bedrooms and a bathroom with electric shower over the bath. The property also benefits from double glazing and gas radiator heating and a garage. (draft particulars - awaiting vendors approval)

COMMUNAL ENTRANCE HALL:

Key fob entry system, stairs to second floor landing.

ENTRANCE HALL:

Radiator, airing cupboard, access to loft space, entry phone system.

LOUNGE/DINING ROOM:

16'4" x 10'6" (4.98m x 3.20m)

Double glazed window, radiator, t.v aerial point.

KITCHEN:

10'1" x 7'3" (3.07m x 2.21m)

Double glazed window, eye and base level units, roll edged work surfaces, inset sink unit, cooker point, extractor hood, plumbing for washing machine, appliance space, built-in cupboard.

BEDROOM ONE:

11'6" max x 11' (3.51m max x 3.35m)

Double glazed window, radiator, fitted double wardrobe.

BEDROOM TWO:

13'10" x 8'10" (4.22m x 2.69m)

Double glazed window, radiator..

BATHROOM:

12'4" x 5' (3.76m x 1.52m)

Double glazed window, panel enclosed bath, low level w.c., pedestal wash hand basin, radiator, tiled surrounds.

OUTSIDE:

Communal parking and GARAGE in block.

GARAGE:

Single garage in a block.

LEASE DETAILS:

We understand there are approximately 137 years remaining on the lease. Ground rent - peppercorn.. Service Charge - £400.00 per 6 months - to be reviewed 1/01/2024

Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

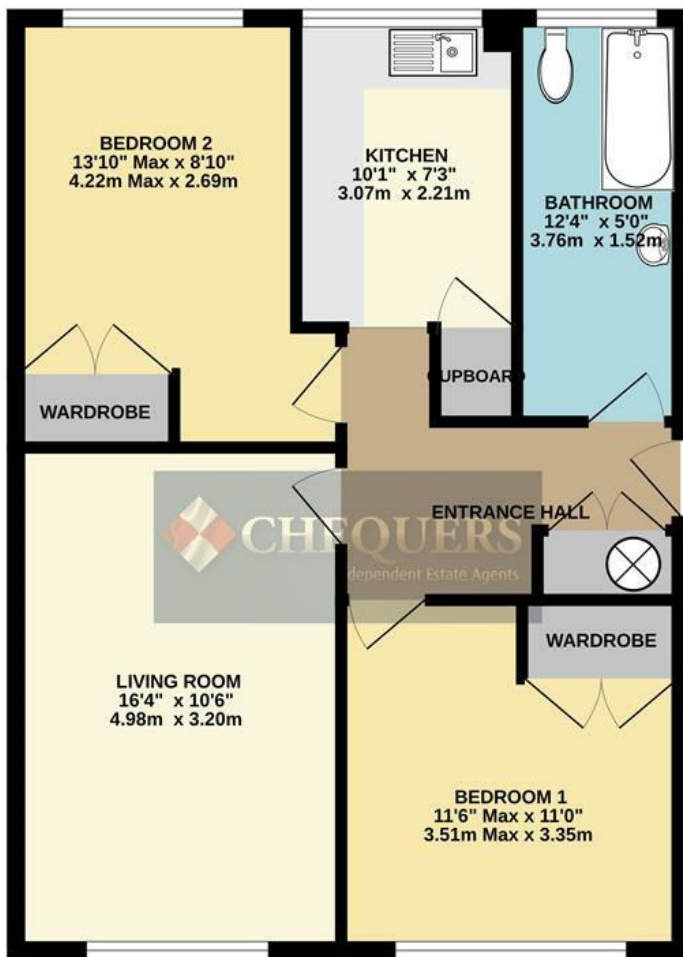
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



2ND FLOOR



2 BEDROOM 2ND FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, and no responsibility is accepted for any omission or mis-statement. Prospective purchasers should verify all measurements and showings in person. We cannot be held responsible for any errors or omissions. Chequers Estate Agents Ltd. 2023



Energy Efficiency Rating	
Current	Target
75	76

A: Very energy efficient - lower running costs
 B: Energy efficient
 C: Decent energy efficiency
 D: Average energy efficiency
 E: Below average energy efficiency
 F: Poor energy efficiency
 G: Not energy efficient - higher running costs

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Environmental Impact (CO ₂) Rating	
Current	Target

A: Very environmentally friendly - lower CO₂ emissions
 B: Environmentally friendly
 C: Decent environmental performance
 D: Average environmental performance
 E: Below average environmental performance
 F: Poor environmental performance
 G: Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

