



Pittard Road, Kings Furlong, Basingstoke, RG21 8SY
Guide Price £175,000



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NO ONWARD CHAIN - A first floor apartment being sold with an extended lease and set within easy access to the town centre and local amenities. The accommodation includes living room, kitchen, two bedrooms and a bathroom. The property benefits from double glazing and heating, communal lawned and parking.

COMMUNAL ENTRANCE HALL:

Stairs to first floor, front door to -

LIVING ROOM:

18'10" max x 14'9" max (5.74m max x 4.50m max)

Feature square bay window, night storage heater, wall light points,, door to inner hall, archway to -

KITCHEN:

9'1" x 6'11" (2.77m x 2.11m)

Double glazed window, range of eye and base level units, roll edged work surfaces, single drainer sink unit, appliance space, spotlights.

INNER HALLWAY:

Wall mounted heater, airing cupboard.

BEDROOM ONE:

12'8" max x 7' max (3.86m max x 2.13m max)

Double glazed window, access to loft space, wall mounted heater.

BEDROOM TWO:

9'8" x 8'2" (2.95m x 2.49m)

Double glazed window, wall mounted heater.

BATHROOM:

White suite comprising panel enclosed bath with shower over, shower screen, wash hand

basin, low level w.c., wall mounted heater, extractor fan.

OUTSIDE:

Communal lawned areas, parking to the side.

LEASE DETAILS:

We have been advised the current lease is 63 years remaining. however the client will be extending the lease to 125 years along side the sale. Ground rent - £150.00 per annum raising to £300.00 pa from 29/03/2054 Service charge - £2229.76 1/10/23 - 30/09/24. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band C

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.



542 sq.ft. (50.3 sq.m.) approx.



2 BEDROOM FLAT

TOTAL FLOOR AREA : 542 sq.ft. (50.3 sq.m.) approx.

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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