



Robertson Way, Chapel Hill, Basingstoke, RG21 6BJ
Offers In Excess Of £190,000



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NO ONWARD CHAIN - The property is a third floor apartment located on the popular Chapel Hill development, close to the town centre, Festival Place and the main line station (Waterloo 45 minutes). The accommodation includes security entry system, lift and stairs to third floor, open plan living/kitchen area with integrated appliances, BALCONY, double bedroom with fitted wardrobes and a bathroom. The property benefits from gas radiator heating and an allocated parking with further visitors parking. (draft particulars - awaiting vendors approval)

COMMUNAL ENTRANCE HALL:

Security entry system, stairs and lift to all floors.

ENTRANCE HALL:

Storage cupboards, storage cupboard with plumbing for washing machine, vinyl plank flooring, radiator.

LIVING ROOM/KITCHEN AREA:

23'5" max x 10'5" max (7.14m max x 3.18m max)

Double glazed window, double glazed door to BALCONY, radiator, cupboard housing boiler, t.v and DAB radiator points, 2 satellite points, kitchen area with range of eye and base level units, work surface with inset sink unit, fitted hob and oven with extractor hood over, integrated fridge/freezer, vinyl plank flooring.

BEDROOM:

11' x 8' min (3.35m x 2.44m min)

Double glazed window overlooking balcony, built-in double wardrobe, radiator, t.v point, vinyl plank flooring.

BATHROOM:

11' max x 7' max (3.35m max x 2.13m max)
Double glazed window, panel enclosed bath with glass screen, low level w.c., pedestal wash hand basin, shaver point, tiled splash back, radiator, vinyl plank flooring.

OUTSIDE:

Allocated parking space plus visitors bays.

COUNCIL TAX:

Band B

LEASE DETAILS:

We have been advised there are approximately 148 years remaining on the lease (155 years from 1 January 2017). Ground rent - £250.00 per annum - reviewed every 10 years - next review 12/27. Maintenance - £58.88 per month - reviewed annually in December. Prospective purchasers should clarify these details with their solicitor.

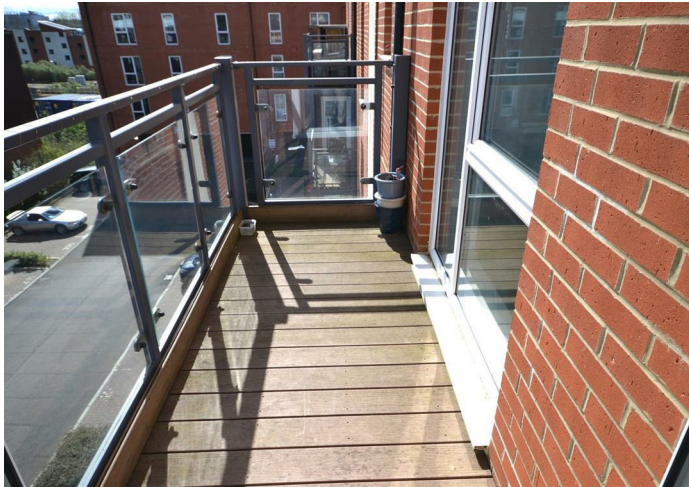
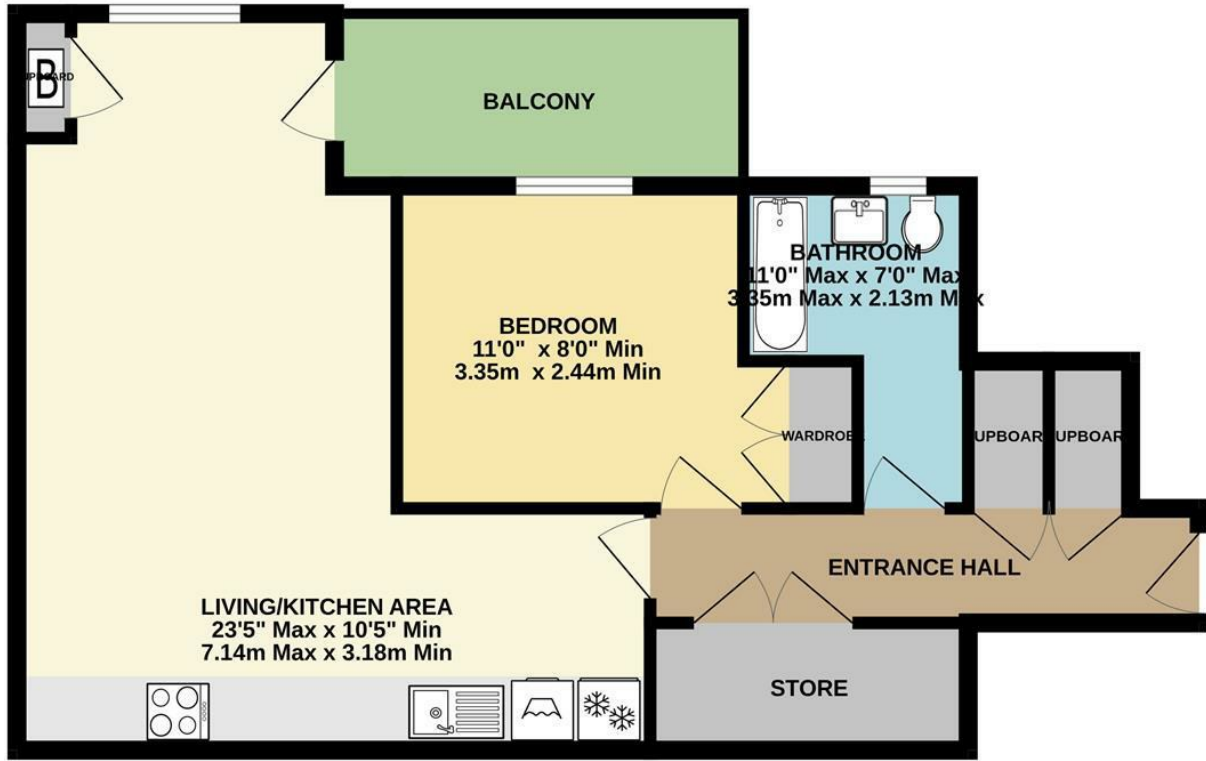
MONEY LAUNDERING REGULATIONS:

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.





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		
35-40	G		
Not energy efficient - higher running costs			
		83	83
England & Wales		EU Directive 2002/91/EC	

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		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

