



London Road, Overton, Basingstoke, RG25 3TN
Guide Price £170,000



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NO ONWARD CHAIN - 159 YEAR LEASE
CHEQUERS are pleased to market this well presented first floor apartment in the heart of Overton, close to local shops and amenities. The accommodation includes living room, modern fitted kitchen, two double bedrooms with wardrobes and a modern bathroom. The property benefits from double glazing and upgraded electric heating system which was installed in 2021. Externally, there is allocated parking to the front with a secure motorcycle post and 8 visitors parking bays. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Wall mounted electric heater, double doors to -

LIVING ROOM:

16'9" into bay x 12'7" (5.11m into bay x 3.84m)

UPVC double glazed bay window, night storage heater, t. v aerial point, double doors to -

KITCHEN:

11'8" x 5'7" (3.56m x 1.70m)

Double glazed window, range of eye and base level units, square edged work surfaces, inset sink unit, fitted oven and hob with extractor over, integrated washing machine, plumbing for dishwasher, appliance space.

BEDROOM ONE:

13'6" x 11'8" (4.11m x 3.56m)

Double glazed window, range of fitted wardrobes, wall mounted electric heater.

BEDROOM TWO:

8'10" min x 8'9" (2.69m min x 2.67m)

Double glazed window, built-in wardrobe, wall mounted heater.

BATHROOM:

6'5" x 5'6" (1.96m x 1.68m)

Double glazed window, white suite comprising panel enclosed 'P' shaped bath with mixer tap and shower attachment, electric shower over, low level w.c., pedestal wash hand basin. chrome heated electric towel rail, tiled surrounds, airing cupboard.

OUTSIDE:

Allocated parking space plus 8 visitors parking spaces.

COUNCIL TAX:

Band C

LEASE DETAILS:

We have been advised the lease is being extended by 90 years (originally 99 years from 25/03/1990). Ground rent will be peppercorn. Service charge - £720 per annum - last reviewed July 2023 after 5 years and will now be reviewed 31 March annually. Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

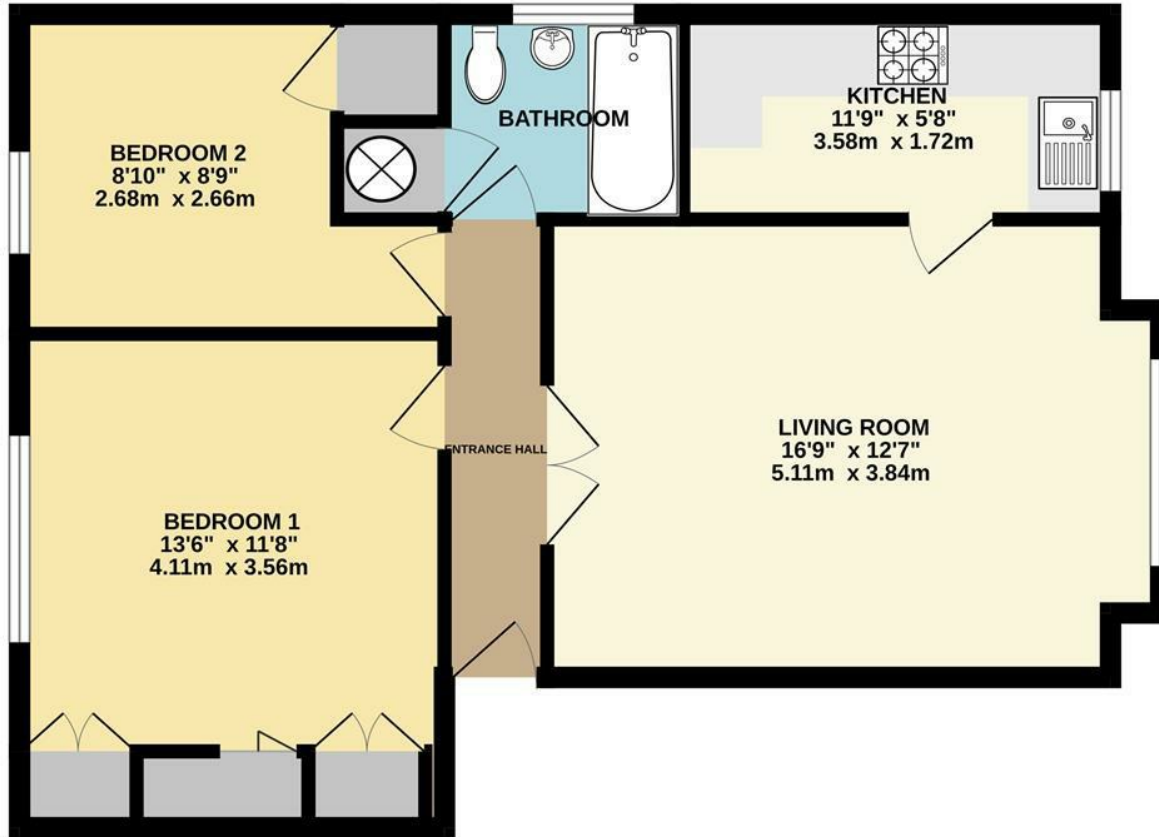
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the of doors, windows, rooms and any other items are approximate an omission or mis-statement. This plan is for illustrative purposes only and is not intended to be used as a contract. The services, systems and appliances shown are as to their operability or efficiency call for further information. Made with Metropix ©2024



Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
G	

71 74

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
G	

England & Wales EU Directive 2002/91/EC

