

Churchill Way, Town Centre, Basingstoke, RG21 7AA

CHEQUERS are pleased to offer for sale this **BATHROOM**: one bedroom apartment in a luxury 6'9" x 5'7" (2.06m x 1.70m) development finished to a high specification, White suite comprising panel enclosed bath view is essential to appreciate the prime spotlights. setting and features on offer - Concierge desk, living room open to modern kitchen with integrated appliances, double bedroom with built-in wardrobe, luxury bathroom suite all complemented by heating and double glazing. NO ONWARD CHAIN. (draft particulars awaiting vendors approval)

COMMUNAL ENTRANCE:

Concierge desk, entry phone system, stairs and lift to 5th floor.

ENTRANCE HALL:

flooring.

LIVING ROOM:

14'11" x 10'6" (4.55m x 3.20m)

Wall mounted electric heater, spotlights, laminate flooring, double glazed window, open plan to -

KITCHEN AREA:

7'11" 7' (2.41m 2.13m)

Modern fitted kitchen comprising eye and base level units, work surfaces, inset sink unit, fitted oven and hob with extractor over, integrated dishwasher and fridge/freezer, spotlights, laminate flooring.

BEDROOM:

11'6" max, 10'11" min x 10'3" (3.51m max, of the mortgage brokers commission. 3.33m min x 3.12m)

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

set in the heart of the town centre. The with shower over, shower screen, wash hand property enjoys a superb location with basin set in vanity unit, low level w.c., tiled excellent views over the surrounding area and surrounds, tiled flooring, heated towel rail,

OUTSIDE:

One parking space.

LEASE DETAILS:

We understand the lease commenced in 2018 with approximately 121 years remaining and expires on 31 December 2168. Ground rent £175.00 per annum - reviewed annually. Service charge - due twice a year £790.07 for each half - totaling £1580.14 per annum (reviewed annually). Buildings Insurance -£185.97 per annum. Prospective purchasers Video entry system, airing cupboard, laminate should check all leasehold information with their solicitors.

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 Estate Agents recommend Michael Usher Mortgage Services to clients and purchasers. Should their services be taken up Chequers Estate Agents receive a percentage











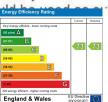




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,

omission, or mis-statement. This plan is for illustrative pur prospective purchaser. The services, systems and applianc as to their operability or efficiency. Made with Metropi

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