

Darent Court, Riverdene, Basingstoke, RG21 4DH

NO ONWARD CHAIN - CHEQUERS are pleased **SHOWER ROOM:** to offer this spacious ground floor flat with a 6'3" x 5'1" (1.91m x 1.55m) garage is situated to the rear with personal surrounds, heated towel rail. door to the garden. The property benefits from double glazing, gas radiator heating and 900 + years on the lease. (draft particulars - awaiting vendors approval)

COMMUNAL ENTRANCE HALL:

Communal door, UPVC double glazed door to -

ENTRANCE HALL:

Laminate flooring, radiator.

LOUNGE/DINING ROOM:

18'5" x 10'1" (5.61m x 3.07m)

Double aspect, double glazed window to side, radiator, double glazed patio doors to garden.

STORE ROOM/STUDY AREA:

6'5" x 4' (1.96m x 1.22m)

With storage cupboard, no window.

KITCHEN:

9'11" max x 8'1" max (3.02m max x 2.46m max)

washing machine, appliance space, serving sale. hatch to dining area.

BEDROOM:

12'6" x 10'3" (3.81m x 3.12m)

wardrobe, radiator.

private west facing garden and garage on site. Front aspect, double glazed window, white The accommodation includes 18' lounge/dining suite comprising vanity unit with inset wash room, double bedroom with built-in double hand basin and drawers below, low level w.c. wardrobe, fitted kitchen and shower room. The with concealed cistern, shower cubicle, tiled

GARDEN:

The property boasts a west facing patio garden, enclosed by brick walling and fencing, rear gate access, personal door to garage.

GARAGE:

With up and over door, personal door to rear garden. Residential parking permit availab.e

LEASE DETAILS:

We understand there are approximately 939 years remaining on the lease which commenced March 1964. Maintenance charge - £480.00 per annum (£240.00 per 6 months). Ground rent - £10.50 per annum. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

Side aspect, double glazed window, range of Intending purchasers will be asked to produce eve and base level units, roll edged work identification documentation at a later stage surfaces, single drainer sink unit with mixer tap, and we would ask for your co-operation in cooker point with extractor over, plumbing for order that there will be no delay in agreeing the

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in Rear aspect, double glazed window, built-in some instances where a buyer or seller uses the services of that company.



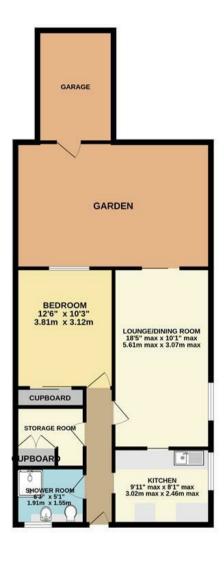








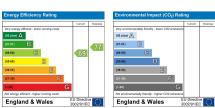




1 BEDROOM GROUND FLOOR FLAT

TOTAL FLOOR AREA: 908 sq.ft. (84.3 sq.m.) approx.



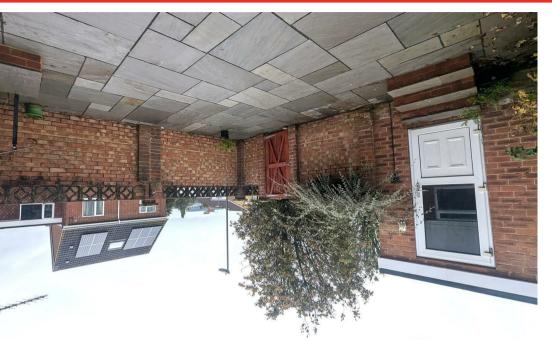












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