



Darent Court, Riverdene, Basingstoke, RG21 4DH  
**Guide Price £185,000**



## Darent Court, Riverdene, Basingstoke, RG21 4DH

NO ONWARD CHAIN - CHEQUERS are pleased to offer this spacious ground floor flat with a private west facing garden and garage on site. The accommodation includes 18' lounge/dining room, double bedroom with built-in double wardrobe, fitted kitchen and shower room. The garage is situated to the rear with personal 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)

Side aspect, double glazed window, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, cooker point with extractor over, plumbing for washing machine, appliance space, serving hatch to dining area.

### BEDROOM:

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

Rear aspect, double glazed window, built-in wardrobe, radiator.

### SHOWER ROOM:

6'3" x 5'1" (1.91m x 1.55m)

Front aspect, double glazed window, white suite comprising vanity unit with inset wash hand basin and drawers below, low level w.c with concealed cistern, shower cubicle, tiled surrounds, heated towel rail.

### 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 available.

### 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:

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.



GROUND FLOOR  
908 sq.ft. (84.3 sq.m.) approx.



1 BEDROOM GROUND FLOOR FLAT

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are a best estimate. This plan is for illustrative purposes only and should not be relied upon as a guarantee. The services, systems and appliances are shown as to their operability on the date of completion. Made with M...



Energy Efficiency Rating	
Current	Target
77	69

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target
77	69

England & Wales EU Directive 2002/91/EC

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