



Tenzing Gardens, Everest Park, Basingstoke, RG24 9TW
Guide Price £170,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this modern two bedroom apartment situated on the outskirts of the popular Everest Park development. Viewing is recommended to appreciate the generously sized accommodation including living room with balcony, modern kitchen with integrated appliances, master bedroom with en-suite shower, further double bedroom and a bathroom. Further benefits include double glazing and gas radiator heating. (draft particulars - awaiting vendors approval),

ENTRANCE HALL:

Entry phone system, storage cupboards, radiator.

LIVING ROOM:

16'8" x 10'1" (5.08m x 3.07m)

Double glazed French doors to balcony, radiator, open to -

KITCHEN:

9'9" x 6'2" (2.97m x 1.88m)

Range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated fridge, freezer, dishwasher and washing machine, wall mounted boiler, tiled flooring, spotlights.

MASTER BEDROOM:

13' x 9'1" (3.96m x 2.77m)

Double glazed window, radiator, door to -

EN-SUITE SHOWER ROOM:

Modern white suite comprising shower cubicle, low level w.c., wash hand basin, radiator, tiled flooring.

BEDROOM TWO:

12'10" x 8'6" (3.91m x 2.59m)

Double glazed window, radiator.

BATHROOM:

6'8" x 6'5" (2.03m x 1.96m)

Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level w.c., wash hand basin, tiled flooring, radiator, spotlights.

OUTSIDE:

Allocated parking space, communal storage.

COUNCIL TAX:

Band C

LEASE DETAILS:

Approximately 110 years remaining, Ground rent £250.00 per year due on 1st January. Service Charge for 2024 £2450.00 (Awaiting confirmation of 2025 charge) Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

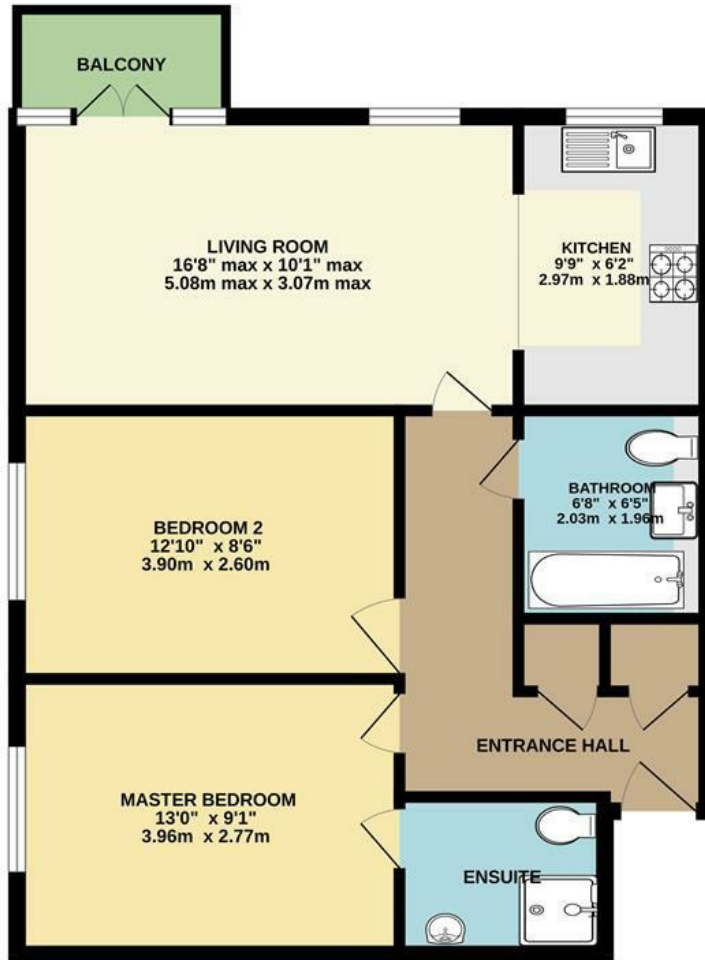
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



2 BEDROOM APARTMENT

TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, room dimensions, etc. are not guaranteed. The floorplan is provided as a guide only and is not to be relied upon for any purpose. The floorplan is not to be used for any purpose other than to provide a general impression of the layout of the property. The floorplan is not to be used for any purpose other than to provide a general impression of the layout of the property.



Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
92 plus A		
81-91 B		
69-80 C	79	7
55-68 D		
39-54 E		
21-38 F		
1-40 G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Future
Very environmentally friendly - lower CO₂ emissions (02 plus) A (01-01) B (03-00) C (05-00) D (03-04) E (21-20) F (1-00) G Not environmentally friendly - higher CO₂ emissions			

England & Wales

EU Directive
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