



# THE PROPERTY EXPLORER



## 31 Oakfields

Lychpit, Basingstoke, RG24 8TL

EXPLORER - Delighted to offer this well presented one double bedroom 2nd floor retirement flat perfectly situated within a sought after over 55's development in Lychpit.  
NO ONWARD CHAIN.

Asking Price £78,000 Leasehold

# 31 Oakfields

Lychpit, Basingstoke, RG24 8TL



- ONE BEDROOM
- 2ND FLOOR
- 61 YEAR LEASE
- PERFECT LOCATION
- SPACIOUS LIVING ROOM
- TAX BAND - A
- £265.89pm
- EPC - C
- CHAIN FREE
- OVER 55's

The accommodation comprises entrance hall, bathroom, double bedroom with fitted wardrobe, spacious lounge/dining room with a feature bay window overlooking the communal garden and copse behind. The well appointed kitchen is off the lounge and has eye level oven, hob sink and dishwasher. Oakfields is a well regarded over 55's development in Lychpit, this

warden controlled building has a beautifully kept rear garden for all the residents to use, plenty of on site parking and a communal lounge. There are laundry facilities on site and lift access to each floor. The building is within a short walk to nearby bus stops with regular buses to Chineham Shopping Centre and the rest of Basingstoke.

61 Years remaining on the Lease Service Charges £265.89pm Ground rent N/A

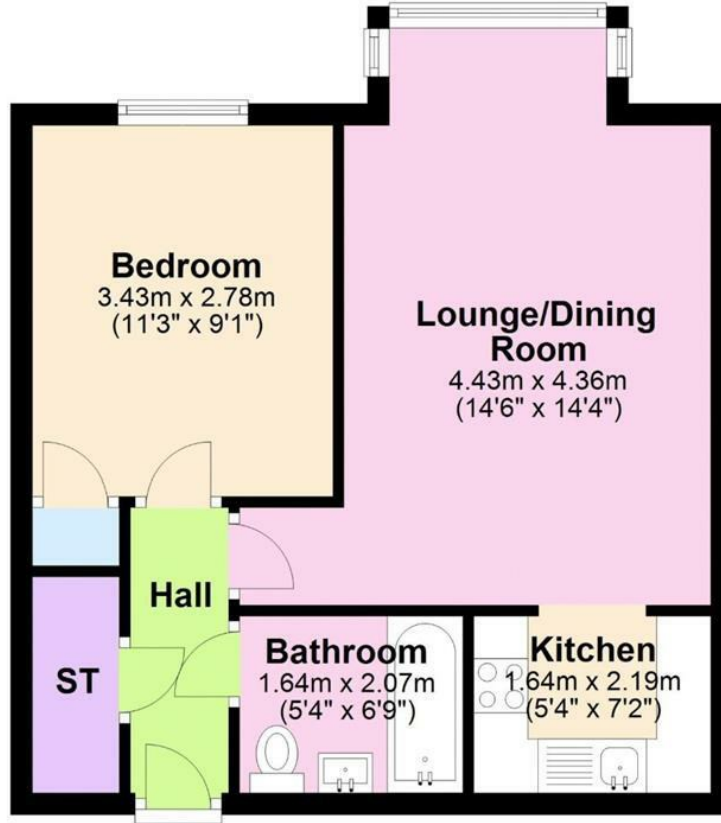




## Floor Plan

### Second Floor

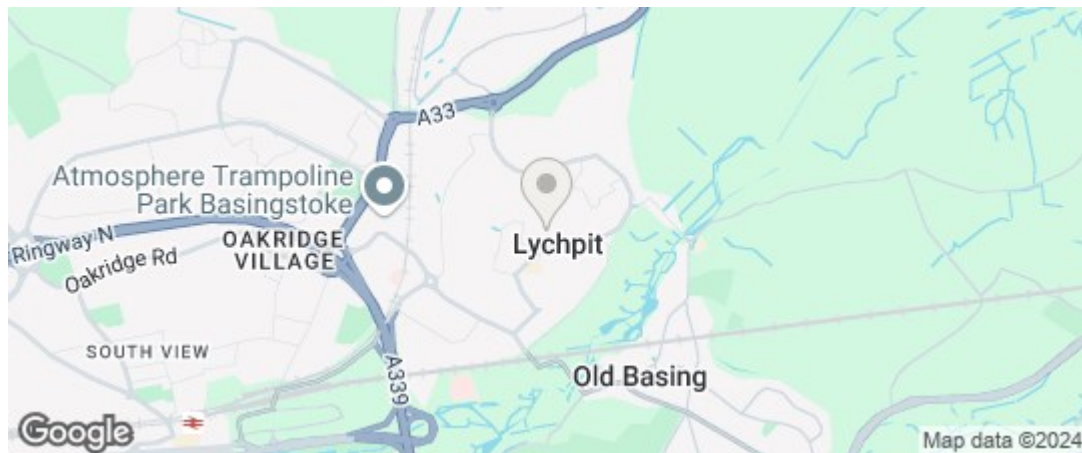
Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 40.5 sq. metres (436.0 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.



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