



Oakfields, Lychpit, Basingstoke, RG24 8TL

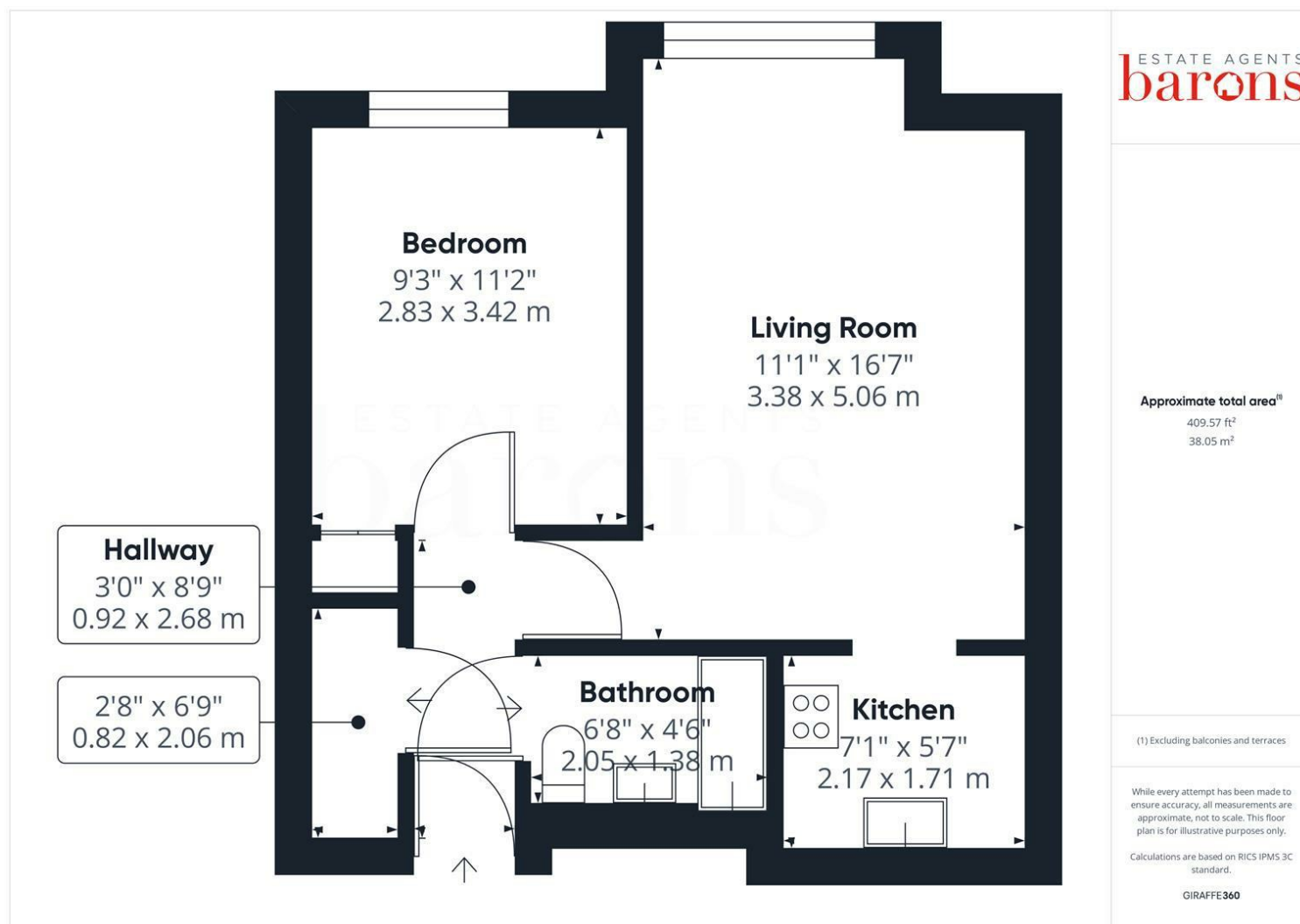
£65,000 Guide price - Leasehold



Barons Estate Agents are delighted to present this one bedroom, 1st floor apartment situated within the popular Oakfields development. The property is for over 55's and offers independent living. The apartment itself features a hallway with a large cupboard, one double bedroom with a built in wardrobe, a bathroom, spacious living room and kitchen. The development itself offers a secure entry system, ample parking, a communal lounge, laundry room, a lift and spacious, well maintained gardens. An early viewing would be strongly recommended by the vendor's sole agent.

### Key Points and Features

- Over 55's Retirement Apartment
- Spacious Living Room
- Independent Living
- 1st Floor
- Kitchen
- NO ONWARD CHAIN
- One Bedroom
- Bathroom
- Cash Buyers Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Location

This property is situated within the quiet residential area of Lychpit. Offering easy access to all of Basingstoke's amenities, which include Festival Place, Schools, Colleges and a mainline railway to London Waterloo. There are local facilities available at the Chineham shopping centre, which includes a Marks & Spencer's, Tesco and takeaway food establishments. Situated on the eastern edges of Basingstoke, this property offers easy access to the countryside and villages such as Old Basing. The A33 and M3 are easily accessible along with the main line railway to London Waterloo.

### Local Authority

Basingstoke & Deane Borough Council.

### Council Tax

Tax Band A

### Viewing Arrangements

Strictly by appointment through Barons Estate Agents.

### Tenure

Leasehold

Length - 60 Years Remaining Approx.

Ground Rent/Service Charge - £289.12 PCM approx.

### Extra Services

Barons Estate Agents 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.