



Oakfields, Lychpit, Basingstoke, RG24 8TL

£85,000 Guide price - Leasehold

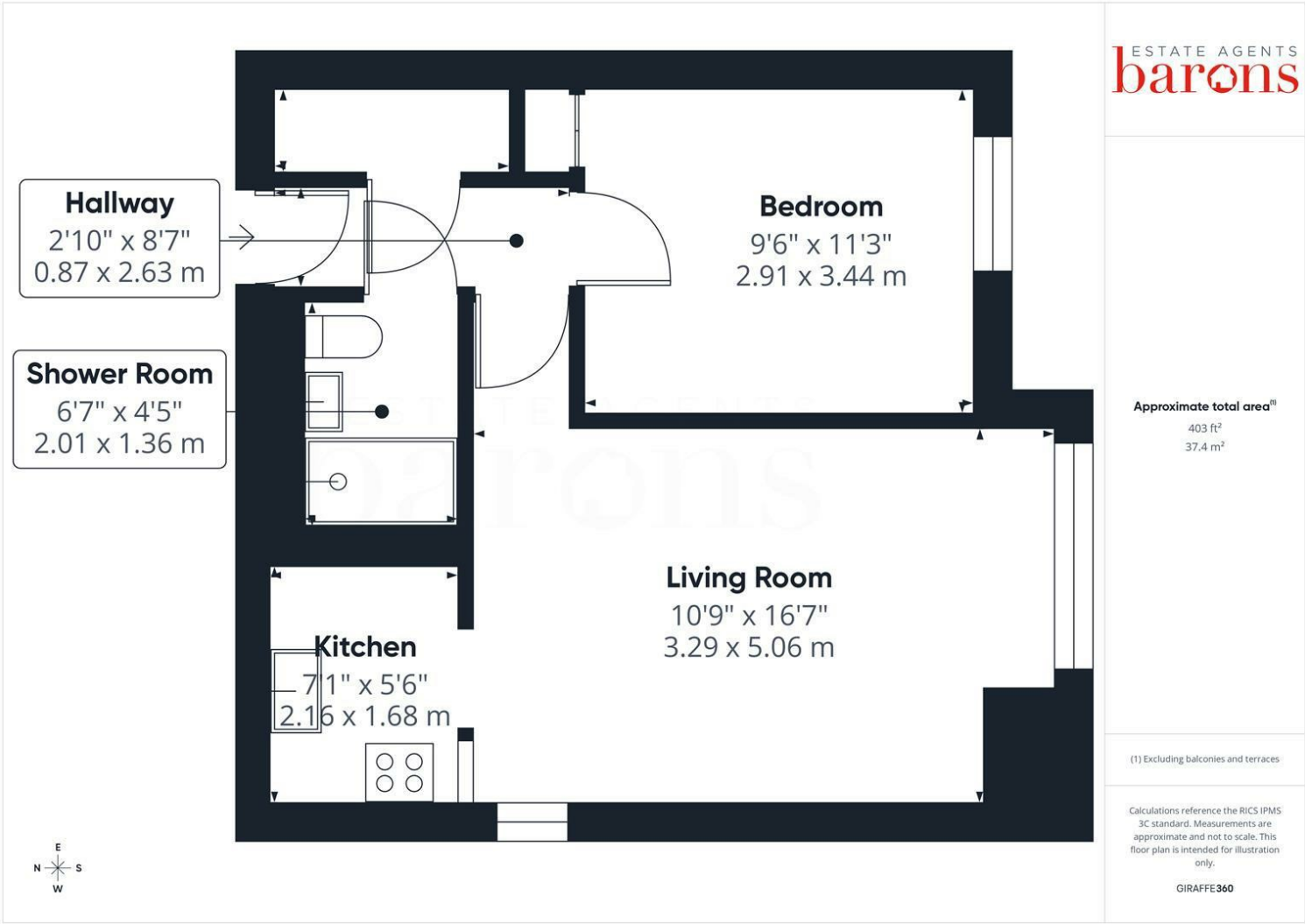




Barons Estate Agents are delighted to present this one bedroom, 2nd floor apartment situated within the popular Oakfields development. The property is for over 55's and offers independent living. The apartment itself features a hallway with a large cupboard, one double bedroom with a built in wardrobe, a shower room, 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
- 2nd Floor
  - Kitchen
  - NO ONWARD CHAIN
- One Bedroom
  - Shower Room
  - Cash Buyers Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(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.

**Tenure**  
Leasehold  
Length - 58 Years Remaining approx.  
Ground Rent/Service Charge - £329.24 PCM approx.

**Local Authority**  
Basingstoke & Deane Borough Council.

**Council Tax**  
Tax Band A

**Viewing Arrangements**  
Strictly by appointment through Barons Estate Agents.

**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.