Vyne Road, South View, Basingstoke, RG21 5NZ

Guide Price £160,000

CHEQUERS

Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this generously sized first floor retirement apartment set in a sought after development on the outskirts of the town centre with easy acces to local services and amenities. The accommodation includes 21' x 11' living room, kitchen, two double bedrooms and a shower room. There are communal areas for the residents including lounge, kitchen and well maintained gardens. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:
Airing cupboard, wall mounted heater, alarm unit.

LIVING ROOM:
21' x 11'3" (6.40m x 3.43m)
Double glazed window, wall light points, night storage heater, door to -

KITCHEN:
8'3" x 7'4" (2.51m x 2.24m)
Double glazed window, range of eye and base level units, work surfaces, fitted hob with extractor over, fitted oven with cupboards above and below, inset 1.5 bowl sink unit with mixer tap, appliance space, tiled surrounds.

BEDROOM ONE:
17'2" x 8'9" (5.23m x 2.67m)
Night storage heater, built-in wardrobe, wall light point.

BEDROOM TWO:
12'2" x 8'10" (3.71m x 2.69m)
Double glazed window, night storage heater, wall light point.

SHOWER ROOM:
6'7" x 5'6" (2.01m x 1.68m)
Suite comprising double shower cubicle, low level w.c., wash hand basin, wall mounted electric heater, tiled surrounds.

COMMUNAL FACILITIES:
There is a communal lounge and conservatory with small kitchen area available for the residents use.

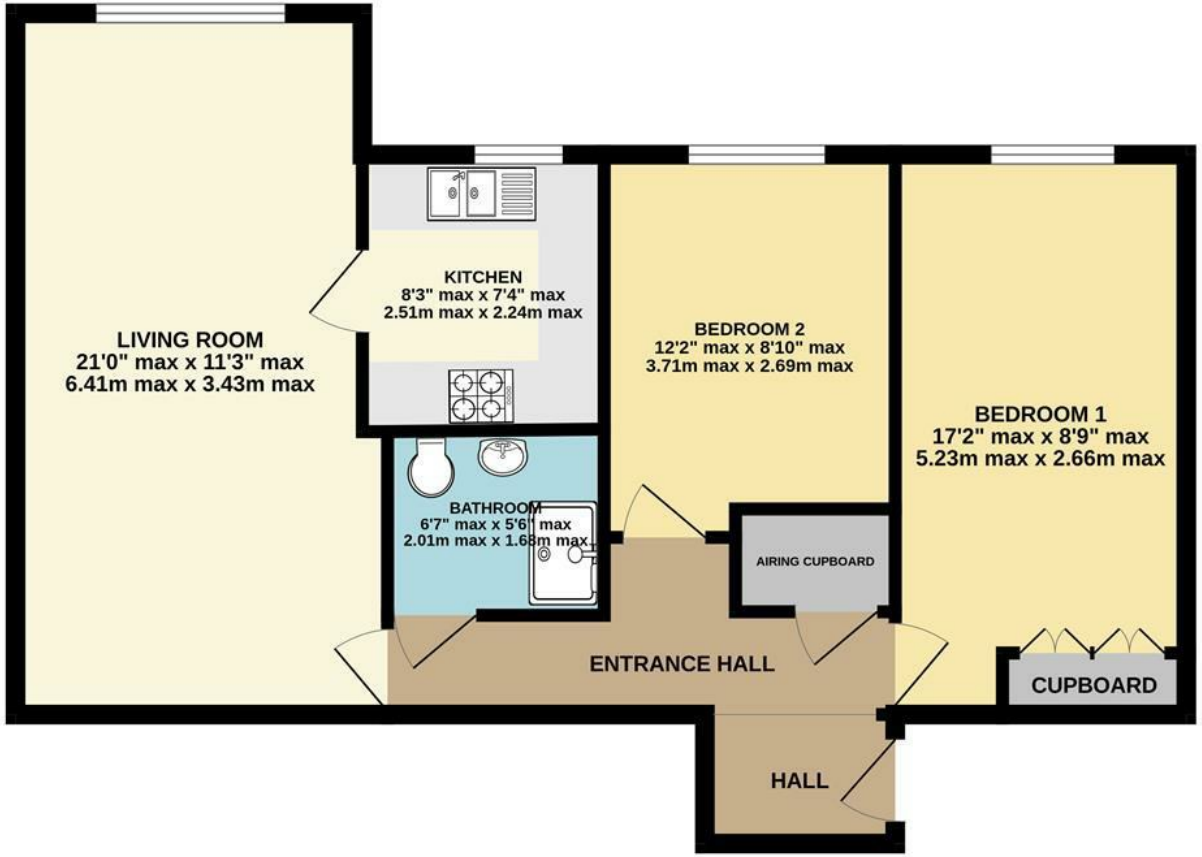
GARDENS:
The development has well maintainted communal gardens, laid to lawn with patio areas. Parking is available for residents only.

LEASE DETAILS:
We have been advised there are approximately 62 years remaining on the lease . Ground Rent - £157.50 payable in April and October. Next review is April 2039
Service Charge - £323.98 per month. and reviewed every January. 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.

656 sq.ft. (60.9 sq.m.) approx.



2 BEDROOM FIRST FLOOR APARTMENT

TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency ca
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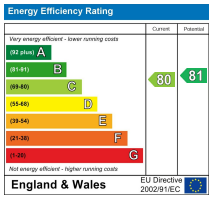

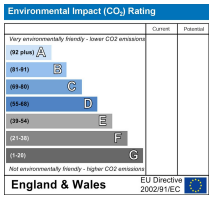

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with the Property Misdescriptions Act 1991, Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.