



Coppice Pale, Chineham, Basingstoke, RG24 8JU  
**Guide Price £220,000**



**CHEQUERS**

Independent Estate Agents



## Coppice Pale, Chineham, Basingstoke, RG24 8JU

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this two bedroom Duplex apartment situated on the outskirts of the popular Chineham development. The accommodation includes 21' living room, 21' kitchen/dining room, two bedrooms, family bathroom and a separate w.c. Viewing is recommended to appreciate this rarely available property.

### ENTRANCE HALL:

Front door, radiator, stairs to first floor, heating thermostat.

### BEDROOM ONE:

12'5" max x 11'7" (3.78m max x 3.53m)

Rear aspect, double glazed window, wardrobe, radiator.

### BEDROOM TWO:

11'10" max x 9'10" (3.61m max x 3.00m)

Front aspect, double glazed window, radiator.

### BATHROOM:

7'11" x 5'9" (2.41m x 1.75m)

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

### STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Storage cupboard, airing cupboard, radiator.

### LOUNGE:

21'4" max x 11'0" (6.50m max x 3.35m)

Double aspect, sliding patio doors to Juliet balcony, radiator.

### KITCHEN/DINING ROOM:

21'4" max x 12'7" (6.50m max x 3.84m)

Double aspect, double glazed windows, range of eye and base level units, roll edged work surfaces, fitted hob with extractor over and oven below, single drainer sink unit, wall mounted boiler, radiator, appliance space, space for table.

### CLOAKROOM:

Suite comprising low level w.c., wash hand basin, tiled splashback, radiator.

### OUTSIDE:

Allocated parking space.

### COUNCIL TAX:

Band B

### LEASE DETAILS:

150 year lease from 01/01/2005 - approximately 131 years remaining on the lease. Ground rent - £84.75 in July and January - £168.00 per annum - reviewed on the 10th anniversary of the date of commencement of the term and each successive 10th anniversary thereafter. Service charge - £1663.00 every January - reviewed on the 10th anniversary of the date of commencement of the term and each successive 10th anniversary thereafter. 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.

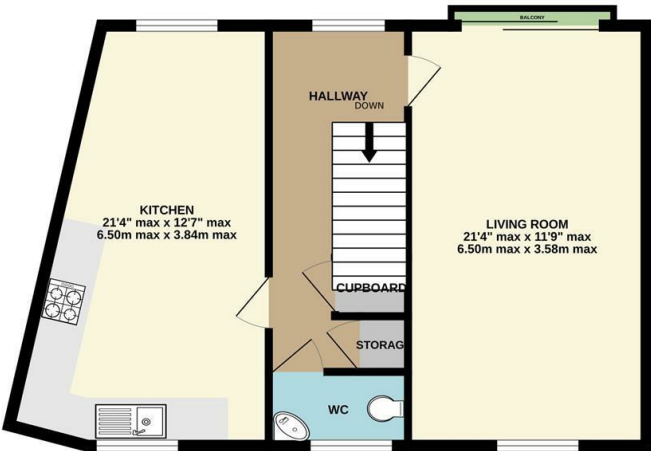
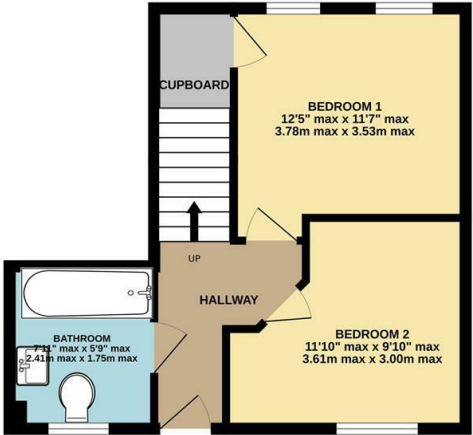
### REFERRALS:

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  
363 sq.ft. (33.8 sq.m.) approx.

1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



2 BEDROOM DUPLEX

TOTAL FLOOR AREA : 949 sq.ft. (88.2 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 can be given.  
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