

Farm View Drive, Chineham, Basingstoke, RG24 8EX

Guide Price £80,000

CHEQUERS

Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this two bedroom first floor apartment set on a retirement development for the over 60's, close to local amenities. The property offers well balanced accommodation including entrance hall, living room, kitchen, two bedrooms and a bathroom. Further benefits include communal gardens and parking.

COMMUNAL ENTRANCE HALL:
Stairs to first floor, door to -

ENTRANCE HALL:
Access to loft space, night storage heater, storage/airing cupboard.

LIVING ROOM:
14'3" x 10'7" (4.34m x 3.23m)
Double glazed sliding patio door with Juliet balcony, night storage heater, storage cupboard, access to -

KITCHEN:
8'1" x 5'10" (2.46m x 1.78m)
Range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, tiled surrounds.

BEDROOM ONE:
11'5" x 10'9" (3.48m x 3.28m)
Double glazed window, wall mounted electric heater.

BEDROOM TWO:
10'9" x 7'7" (3.28m x 2.31m)
Double glazed window, wall mounted electric heater.

BATHROOM:
8'2" x 5'10" (2.49m x 1.78m)
Coloured suite comprising panel enclosed bath, wash hand basin, low level w.c., wall mounted electric heater.

OUTSIDE:
Generously sized communal gardens, patio and lawned areas, ornamental pond. Parking nearby for residence.

LEASE DETAILS:
We have been advised there are approximately 58 years remaining on the lease. Ground rent - £75.00 per annum. Maintenance - £1365.00 per annum (to be confirmed). Prospective purchaser should clarify these details with their solicitor.

COUNCIL TAX:
Band C

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.

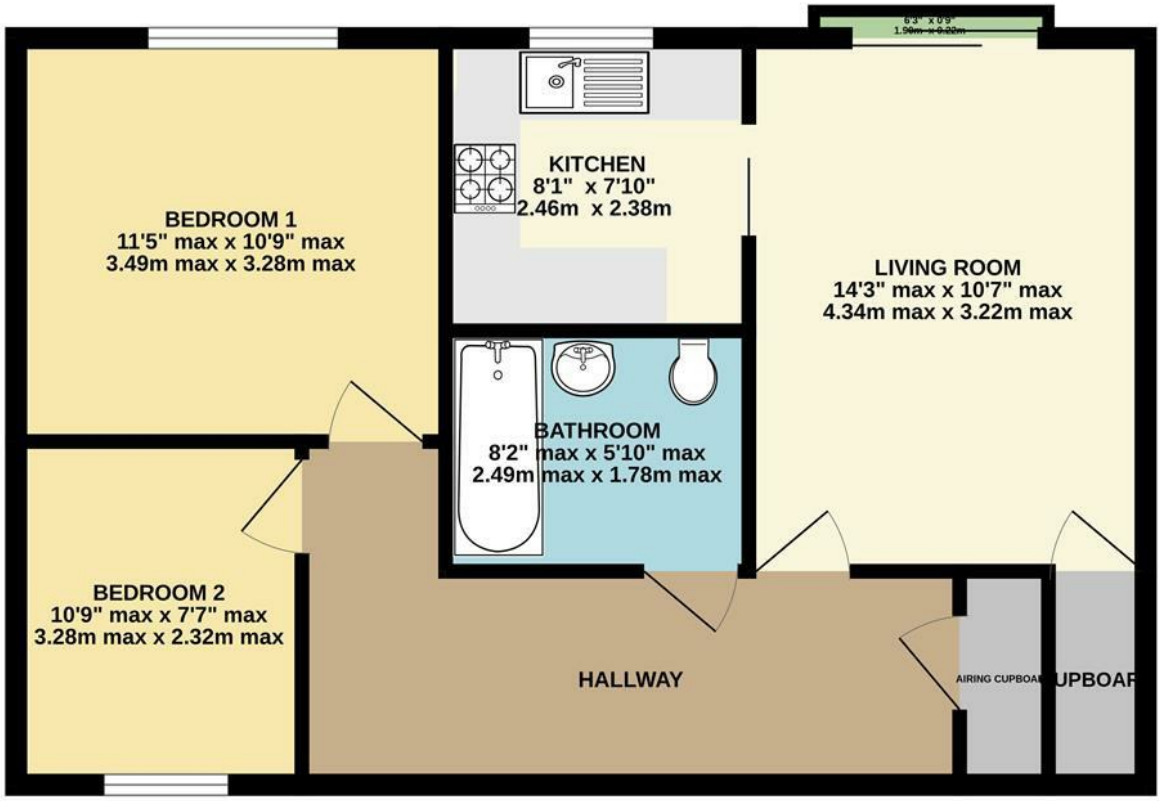
REFERRALS:
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.







598 sq.ft. (55.6 sq.m.) approx.





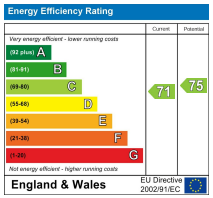


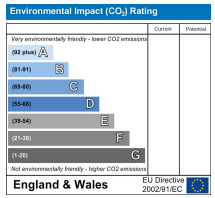


2 BEDROOM APARTMENT

TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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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.

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