Charledown Close, Overton, Basingstoke, RG25 3LW

Offers In Excess Of £160,000

CHEQUERS
Independent Estate Agents

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CHEQUERS ESTATE AGENTS are pleased to offer for sale this well presented maisonette on the outskirts of the village of Overton, overlooking farmland. The property offers flexible accommodation comprising generously sized lounge, modern kitchen area with integrated appliances, double bedroom with further study and a modern shower room. Further benefits include double glazing and communal gardens. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:
UPVC front door, laminate flooring, spotlights.

LIVING ROOM:
17'2" x 17' (5.23m x 5.18m)
Double glazed doors to BALCONY, double glazed window, spotlights, laminate flooring, open plan to -

KITCHEN AREA:
10' x 7'5" (3.05m x 2.26m)
Modern fitted kitchen with range of units, work surfaces inset circular sink and drainer, inset hob and oven, integrated dishwasher, fridge/freezer and washing machine, spotlights.

BEDROOM ONE:
10'10" x 10'7" max, 7'5" min (3.30m x 3.23m max, 2.26m min)
Double glazed window, laminate flooring.

STUDY:
10'4" x 9'6" max, 6'2" min (3.15m x 2.90m max, 1.88m min)
Skylight window - ideal study but could be used as an occasional 2nd bedroom.

SHOWER ROOM:
Suite comprising shower cubicle, low level w.c., wash hand basin, tiled surrounds.

GARDENS:
To the front of the property is a communal car park, steps to communal lawned garden with mature hedging and backing into fields.

LEASE DETAILS:
The remaining lease is approximately 59 years - this is currently being extended. Prospective purchasers should clarify these details with their solicitor.

PLEASE NOTE - the flat is sold with a share of the freehold.

COUNCIL TAX:
Band B

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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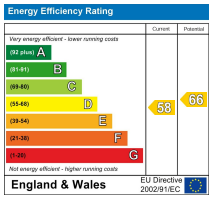

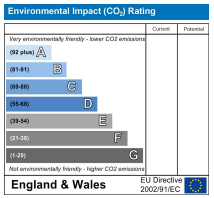

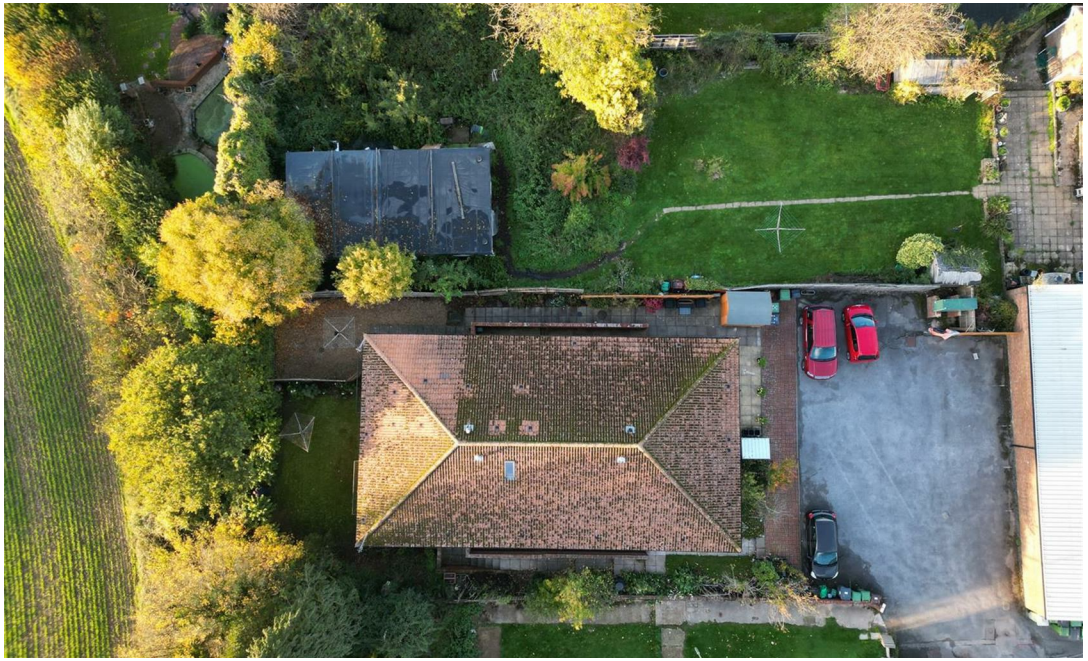

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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling 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.