



NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this well presented ground floor two bedroom apartment within walking distance of Basingstoke town centre. Hillstead Court is an age restricted development with an onsite warden and each property benefits from an emergency pull cord system.

The property is comprised of an entrance hallway leading to a generous lounge, recently refitted kitchen, two good size double bedrooms both with built in wardrobes and a refitted shower room.

Further benefits of the apartment include double glazing, with a personal entrance door leading to the parking area.

In addition the property provides access to a communal lounge, communal laundry room, communal grounds, emergency pull cord system, an onsite warden and access to residence and visitor parking.

Location: Hillstead Court is located near the centre of Basingstoke and is just approximately a five to ten minute walk from the town centre. The town centre offers diverse shopping and restaurant dining within Festival Place, as well as a bus station and railway station which has a main line service to London Waterloo.

Tenure: Leasehold with circa 149 years remaining on the current lease.

Service and maintenance charge: Approximately £417 per month.

Ground rent: Included in the service charge.

EPC Rating: D

Local Authority: Basingstoke & Deane Borough Council - Band C

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.

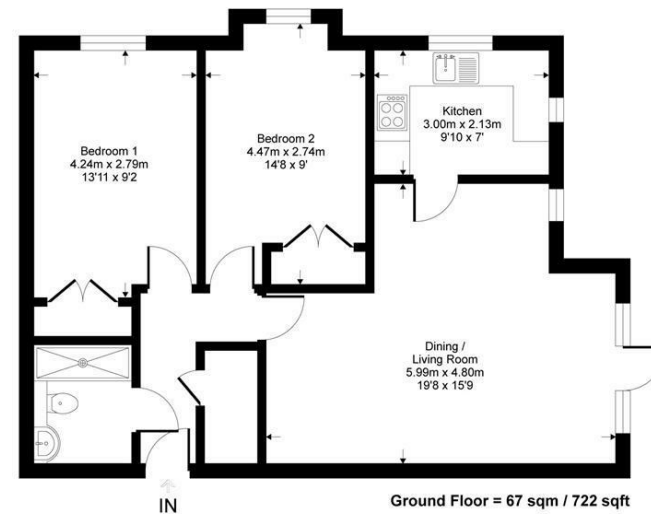




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	68
England & Wales		
	EU Directive 2002/91/EC	

Hillstead Court

Approximate Gross Internal Area = 67 sq m / 722 sq ft



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.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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