



Pyotts Court, Old Basing, Basingstoke, RG24 8WT
Guide Price £265,000



CHEQUERS

Independent Estate Agents

Pyotts Court, Old Basing, Basingstoke, RG24 8WT

CHEQUERS - Offered for sale in superb order throughout, viewing is essential to appreciate this ground floor apartment, situated in close to woodland. The property has been well maintained by the current owner and offers generously sized accommodation including 19' living room, modern kitchen, master bedroom with en-suite, further double bedroom and a family bathroom. (draft particulars - awaiting vendors approval)

COMMUNAL HALLWAY:

Front door with entry phone, further door to -

ENTRANCE HALL:

Radiator, entry phone, cupboard housing boiler, heating thermostat.

LIVING ROOM:

19'3" max x 17'2" max (5.87m max x 5.23m max)

Double aspect, double glazed windows, radiators, door to -

KITCHEN:

11'11" x 8' (3.63m x 2.44m)

Modern fitted kitchen comprising range of eye and base level units, work surfaces, double bowl sink unit with mixer tap, fitted oven and hob with extractor over, tall storage cupboard, integrated washing machine, fridge and freezer, spotlights, tiled surrounds, double glazed window.

MASTER BEDROOM:

17' max x 9'9" max (5.18m max x 2.97m max)

Double glazed window, built-in wardrobe, radiator, door to -

EN-SUITE SHOWER ROOM:

6'7" x 6'2" (2.01m x 1.88m)

White suite comprising shower cubicle, wash hand basin, low level w.c., shaver point, heated towel rail, extractor fan.

BEDROOM TWO:

16'4" max x 9'3" max (4.98m max x 2.82m max)

Double glazed window, radiator, built-in double wardrobe.

BATHROOM:

6'10" x 6'9" (2.08m x 2.06m)

Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level w.c., wash hand basin, heated towel rail, tiled surrounds, extractor fan.

OUTSIDE:

The property enjoys well maintained communal gardens to the rear. Allocated parking.

LEASE DETAILS:

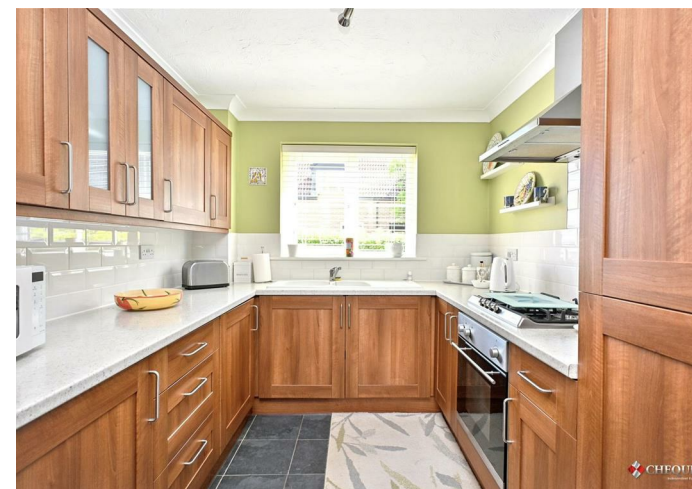
We have been advised there are approximately 151 years remaining on the lease - 24/06/1988 - 21/06/2177. Service charge - £1320.00 per annum. Prospective purchasers should clarify these details with their solicitor.

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.

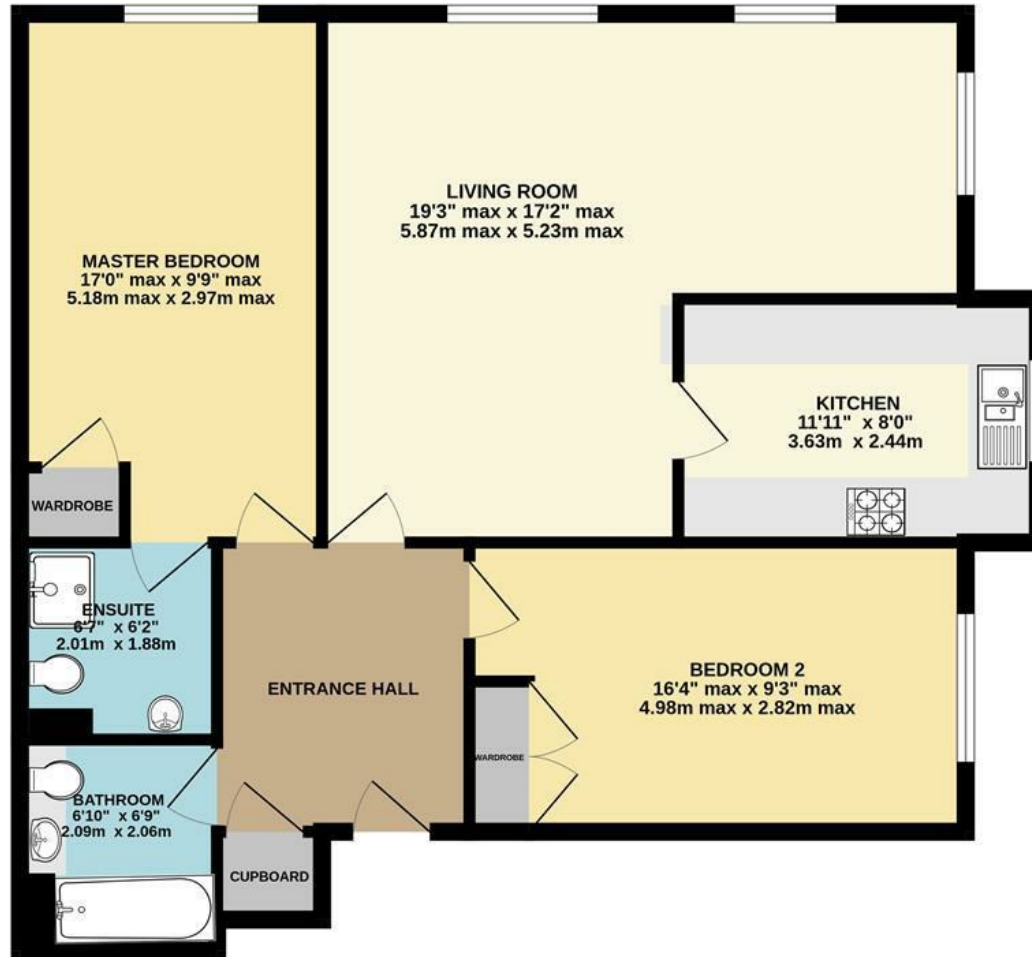
REFERRALS:

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

868 sq.ft. (80.7 sq.m.) approx.



2 BEDROOM APARTMENT

TOTAL FLOOR AREA: 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances are to their operability or efficiency as to their operability or efficiency. Made with Metropix 6.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

