



Cliddesden Road, Fairfields, Basingstoke, RG21 3PT
Guide Price £160,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this over 55's apartment set in the popular Hillstead Court on the outskirts of the town centre. This two bedroom apartment offers living room, kitchen, two double bedrooms and a bathroom. Further benefits include communal lounge and well tended landscaped gardens Rarely available - a prompt viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Storage cupboard, alarm call button.

LIVING ROOM:

19'7" max x 16' max (5.97m max x 4.88m max)

Night storage heater, wall light points, ornamental fireplace, door to -

KITCHEN:

9'10" x 6'10" (3.00m x 2.08m)

Range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, appliance space, inset single drainer sink unit with mixer tap, tiled surrounds.

BEDROOM ONE:

14'3" max x 9'2" max (4.34m max x 2.79m max)

Double glazed window, wall mounted heater, wall light points, built-in wardrobe.

BEDROOM TWO:

13'7" max x 9'3" (4.14m max x 2.82m)

Double glazed window, wall mounted heater, double wardrobe.

BATHROOM:

6'8" x 5'7" (2.03m x 1.70m)

Coloured suite comprising panel enclosed bath, low level w.c., wash hand basin, extractor fan, wall mounted heater.

COMMUNAL FACILITIES:

The Court offers a communal lounge for residence and a development manager is available at selected times. Communal parking.

GARDENS:

The Court has well tended landscaped gardens, patio areas, lawned gardens, well stocked flower and shrub borders.

COUNCIL TAX:

Band C

LEASE DETAILS:

We have been advised there are approximately 60 years remaining on the lease. The ground rent is £315.00 per annum - increasing to £473.00 per annum in 2038. Service charge - £4325.30 per annum. Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

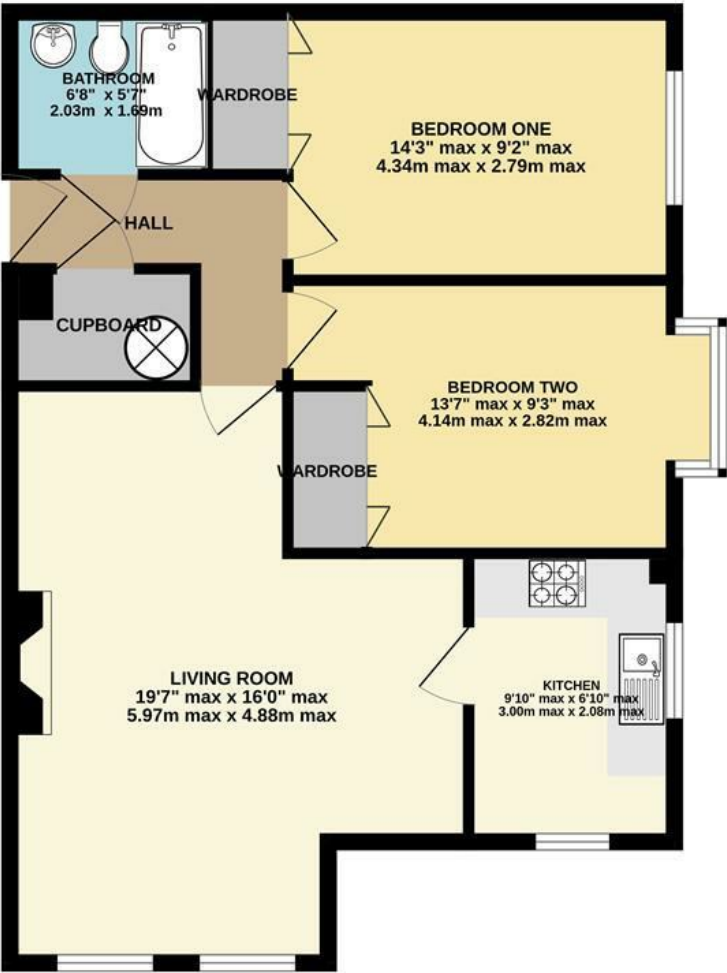
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



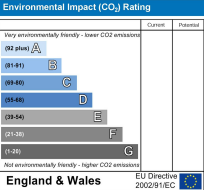
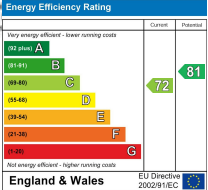
FIRST FLOOR
686 sq.ft. (63.7 sq.m.) approx.

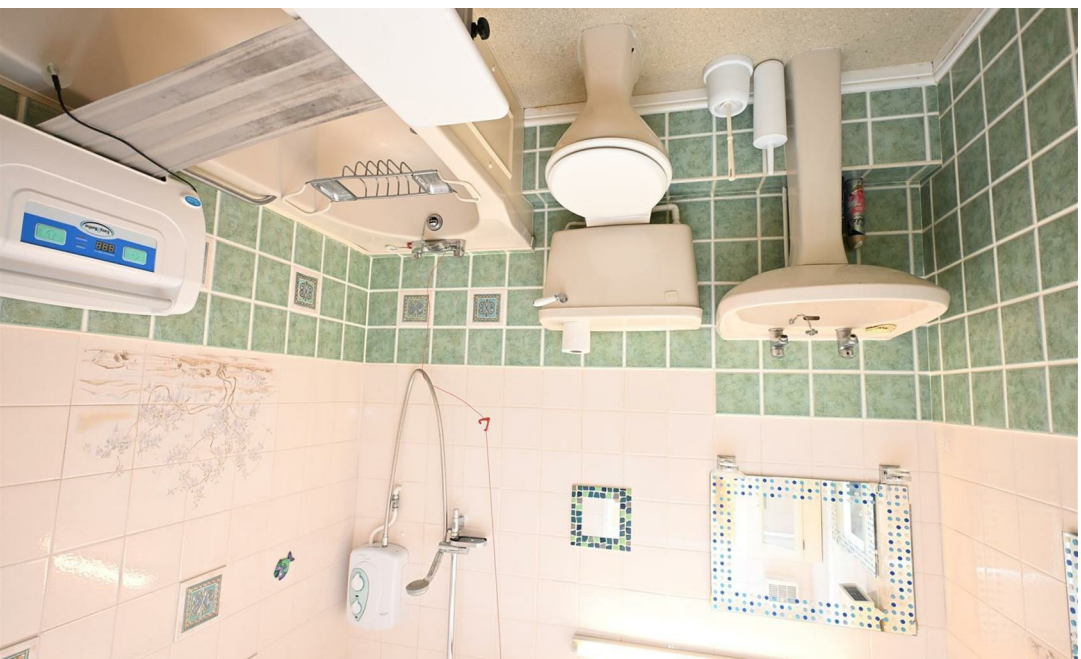


2 BEDROOM RETIREMENT FLAT

TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, room sizes and fixtures are approximate and should not be relied upon for any legal or financial purposes. Prospective purchasers should verify all measurements and details before making any decision.





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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 property in 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.