



Pittard Road, Kings Furlong, Basingstoke, RG21 8UF
Guide Price £190,000



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CHEQUERS - The property is a well presented ground floor apartment set in a block of just 4 apartments. The accommodation includes communal entrance hall with secure entry system, living room with bay window leading to the kitchen and inner hallway, bathroom and two double bedrooms. The property also benefits from gas radiator heating and double glazed windows. There is an allocated parking space, on road communal parking and communal grounds.

The property is located in the town centre within easy reach of Basingstoke Railway (Waterloo 45 mins) and Festival Place shopping centre with an array of restaurants.

COMMUNAL ENTRANCE:

Security entry phone, personal front door to -

LIVING ROOM:

16'7" x 11'7" plus bay (5.05m x 3.53m plus bay)
Double glazed windows, wall mounted electric fire, radiator, wall light points, t.v aerial point, entry phone system, archway to kitchen, door to inner hall.

KITCHEN:

9' x 7' (2.74m x 2.13m)
Double glazed window, range of eye and base level units, work surfaces, inset sink, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, wall mounted combi boiler.

INNER HALLWAY:

Wall mounted electric storage heater, airing cupboard.

BEDROOM ONE:

10'1" + wardrobe x 9'7" + bay (3.07m + wardrobe x 2.92m + bay)
Double glazed bay window, radiator, built-in triple wardrobe with sliding mirror doors.

BEDROOM TWO:

9'6" x 8'6" (2.90m x 2.59m)
Double glazed window, radiator.

BATHROOM:

8'2" max x 7' max (2.49m max x 2.13m max)
Suite comprising panel enclosed bath with shower over, glass shower screen, low level w.c., pedestal wash hand basin with light over, extractor fan, radiator.

OUTSIDE:

Communal grounds, allocated parking for 1 car.

LEASE DETAILS:

We have been advised there are approximately 118 years remaining on the lease. Maintenance - £1440.00 per annum. Ground rent - currently £125.00 per annum until Sept 2043; £250.00 per annum from Sept 2044. Prospective purchasers 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.



GROUND FLOOR



2 BEDROOM GROUND FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission or mis-statement have not can be given prospective purchasers.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
35-39 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
92-100 A	
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