



Oceana Crescent, Beggarwood, Basingstoke, RG22 4FF
Guide Price £205,000



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CHEQUERS are pleased to offer for sale this 2 bedroom top floor apartment with no onward chain, located in a popular location, close to local amenities. The accommodation includes lounge/dining room, kitchen, two bedrooms and a bathroom. Further benefits include double glazing, gas radiator heating and two allocated parking spaces.

COMMUNAL ENTRANCE HALL:

Stairs to third floor landing, storage cupboard, door to -

ENTRANCE HALL:

Storage cupboards, security phone system, access to loft space.

KITCHEN:

9'11" max x 9'9" max (3.02m max x 2.97m max)

Double glazed window, range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, tiled surrounds, single drainer sink unit, appliance space.

LOUNGE/DINING ROOM:

17'5" max, 14'9" min x 11'8" max (5.31m max, 4.50m min x 3.56m max)

Twin double glazed windows, radiators.

BEDROOM ONE:

12'2" x 10'2" (3.71m x 3.10m)

Double glazed windows, built-in wardrobe, radiator.

BEDROOM TWO:

12'9" max, x 10'2" max, 9'1" min (3.89m max, x 3.10m max, 2.77m min)

Double glazed windows, radiator.

BATHROOM:

White suite comprising panel enclosed bath with shower over and shower screen, vanity unit with inset wash hand basin and cupboards below, low level w.c., tiled surrounds, tiled flooring, radiator, double glazed window.

OUTSIDE:

Communal garden area, bike storage, bin storage. Allocated parking.

LEASE DETAILS:

We have been advised there are approximately 126 years remaining on the lease (150 years from 01/01/2002). Ground rent - £274.82 pa - reviewed 01/01, paid in two parts 01/01 - 30/06 and 01/07 - 31/12) Maintenance - £2564.80 pa reviewed 01/01, paid in two parts 01/01 - 30/06 and 01/07 - 31/12 Prospective purchasers should clarify these details with their solicitor.

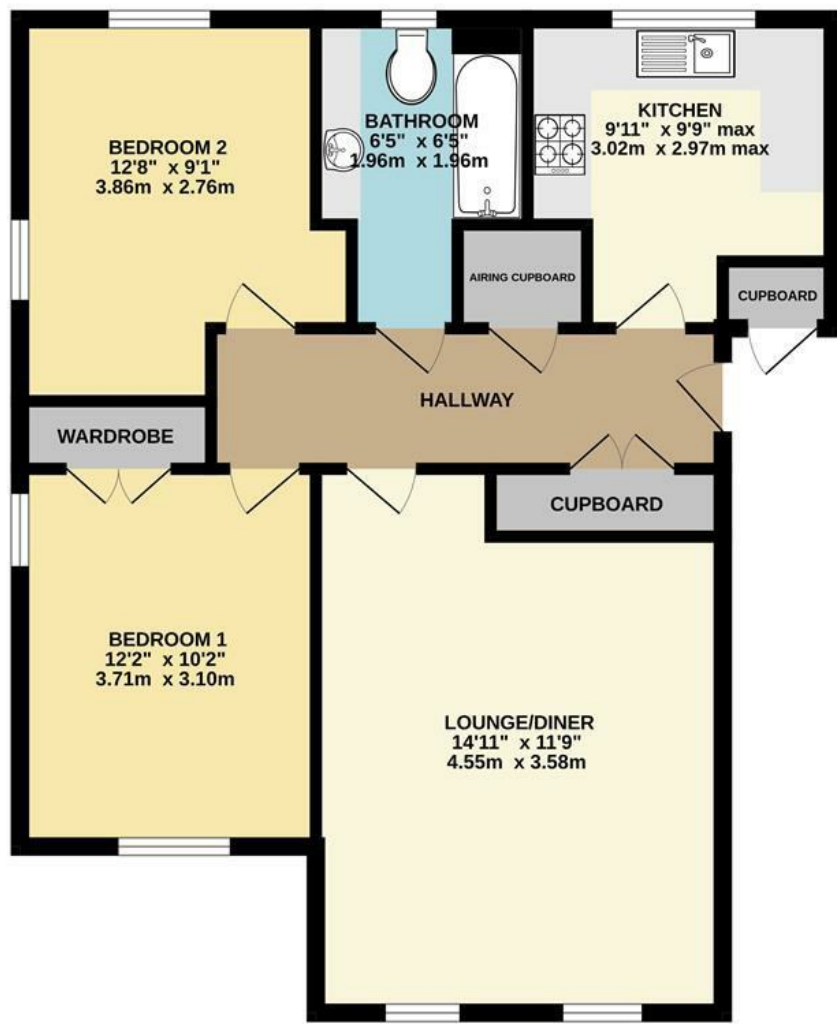
MONEY LAUNDERING REGULATIONS:

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.





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