Churchill Way, Town Centre, Basingstoke, RG21 7AA

Guide Price £150,000

CHEQUERS

Independent Estate Agents

Churchill Way, Town Centre, Basingstoke, RG21 7AA

CHEQUERS are pleased to offer for sale this one bedroom apartment in a luxury development finished to a high specification, set in the heart of the town centre. The property enjoys a superb location with excellent views over the surrounding area and view is essential to appreciate the prime setting and features on offer - Concierge desk, living room open to modern kitchen with integrated appliances, double bedroom with built-in wardrobe, luxury bathroom suite all complemented by heating and double glazing. NO ONWARD CHAIN. (draft particulars - awaiting vendors approval)

COMMUNAL ENTRANCE:
Concierge desk, entry phone system, stairs and lift to 5th floor.

ENTRANCE HALL:
Video entry system, airing cupboard, laminate flooring.

LIVING ROOM:
14'11" x 10'6" (4.55m x 3.20m)
Wall mounted electric heater, spotlights, laminate flooring, double glazed window, open plan to -

KITCHEN AREA:
7'11" x 7' (2.41m x 2.13m)
Modern fitted kitchen comprising eye and base level units, work surfaces, inset sink unit, fitted oven and hob with extractor over, integrated dishwasher and fridge/freezer, spotlights, laminate flooring.

BEDROOM:
11'6" max, 10'11" min x 10'3" (3.51m max, 3.33m min x 3.12m)
Double glazed window, built-in double wardrobe, wall mounted electric heater.

BATHROOM:
6'9" x 5'7" (2.06m x 1.70m)
White suite comprising panel enclosed bath with shower over, shower screen, wash hand basin set in vanity unit, low level w.c., tiled surrounds, tiled flooring, heated towel rail, spotlights.

OUTSIDE:
One parking space.

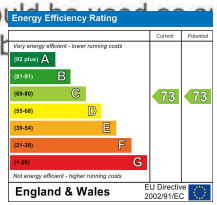
LEASE DETAILS:
We understand the lease commenced in 2018 with approximately 121 years remaining and expires on 31 December 2168. Ground rent £175.00 per annum - reviewed annually. Service charge - due twice a year £790.07 for each half - totaling £1580.14 per annum (reviewed annually). Buildings Insurance - £185.97 per annum. Prospective purchasers should check all leasehold information with their solicitors.

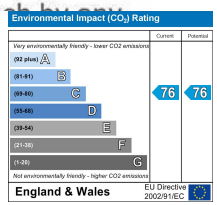
COUNCIL TAX:
Band B

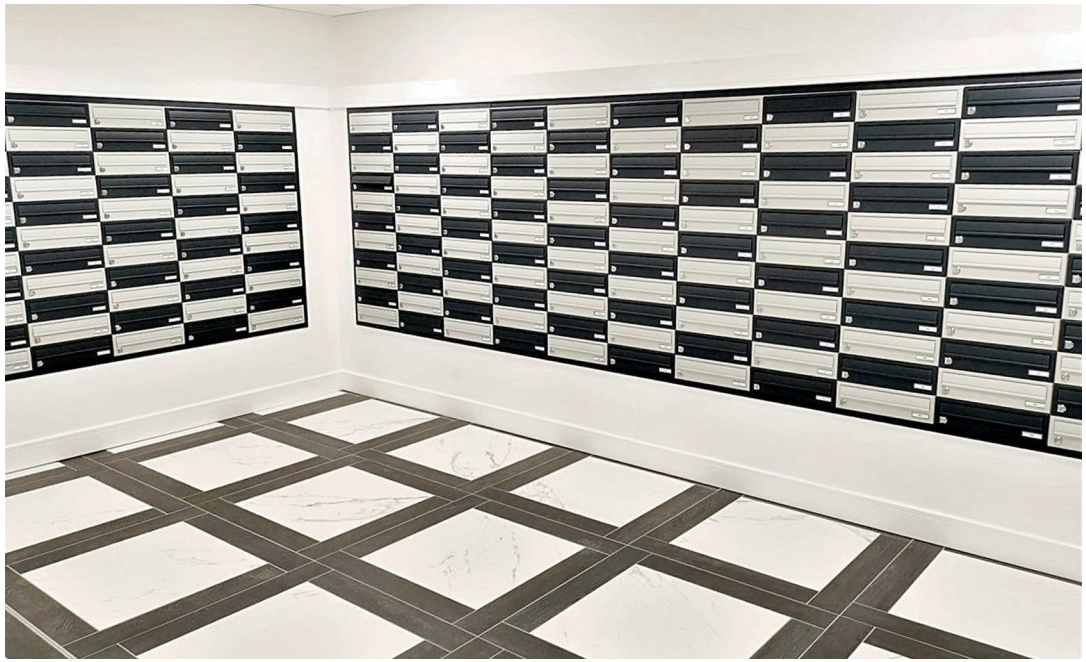
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:
Chequers Estate Agents recommend Michael Usher Mortgage Services to clients and purchasers. Should their services be taken up Chequers Estate Agents receive a percentage of the mortgage brokers commission.

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 pur[illegible] should be used as such by any prospective purchaser. The services, systems and applianc[illegible] not b[illegible] as to their operability or effici[illegible]ven
Made with Metropi[illegible]







www.chequersestateagents.co.uk

NAEA National Association of Estate Agents

rightmove.co.uk The UK's number one property website

The Property Ombudsman

T 01256 810018
E sales@chequersestateagents.co.uk

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 propertyIn 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.