

Winchester Road, Town Centre, Basingstoke, RG21 8YF

Offers In Excess Of £220,000

CHEQUERS
Independent Estate Agents

Winchester Road, Town Centre, Basingstoke, RG21 8YF

NO ONWARD CHAIN - Chequers are pleased to market this re-decorated and re-carpeted first floor apartment with 195 year lease. Located within a short walk of the town centre, the property must be viewed to appreciate the accommodation on offer - lounge with feature fireplace and bay window, kitchen/dining room with appliances, two bedrooms and a modern family bathroom. There are communal gardens, an allocated parking space and visitors parking to the rear.

Communal front door to apartments, property front door to -

ENTRANCE LOBBY:
Double gazed window, stairs to first floor landing.

FIRST FLOOR LANDING:
Double glazed window, wall mounted heater, airing cupboard, access to loft space with light and ladder.

LOUNGE:
11'9" max x 11'8" max (3.58m max x 3.56m max)
Front aspect, double glazed bay window, feature fireplace with wooden mantle and eletric fire, wall mounted electric heater, wall light points.

KITCHEN/DINING ROOM:
11'10" x 9'9" (3.61m x 2.97m)
Rear aspect, range of eye and base level units, work surfaces, tiled srrounds, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, wine rack, integrated fridge/freezer, integrated slim-line dishwasher, appliance space, wall mounted heater.

BEDROOM ONE:
15'9" max x 12' max (4.80m max x 3.66m max)
Front aspect, double glazed window, wall mounted heater.

BEDROOM TWO:
9'3" max x 8'10" max (2.82m max x 2.69m max)
Rear aspect, wall mounted heater.

BATHROOM:
6'9" x 6'5" (2.06m x 1.96m)
Side aspect, white suite comprising panel enclosed bath with shower over, glass shower screen, low level w.c., pedestal wash hand basin, tiled surrounds, heated towel rail, access to loft space.

OUTSIDE:
Communal gardens, 1 allocated parking space and 1 visitors parking space to the rear via Pittard Road.

COUNCIL TAX:
Band C

LEASE DETAILS:
We have been advised there approximately 195 years remaining on the lease. Ground rent - £150.00 per annum. Maintenance - £120.00 per calendar month. Prospective purchasers should clarity 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.

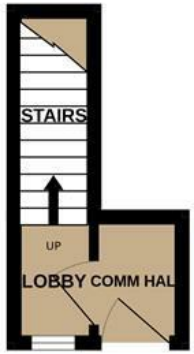
REFERRALS:
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



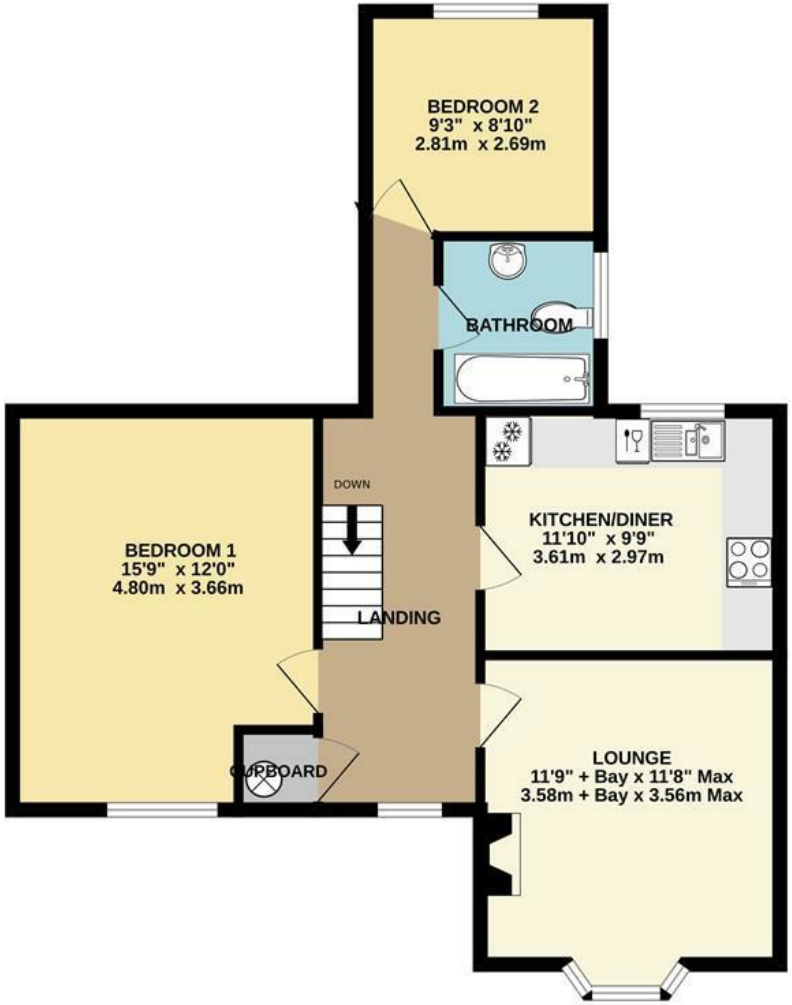




ENTRANCE FLOOR

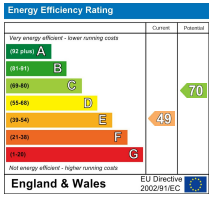


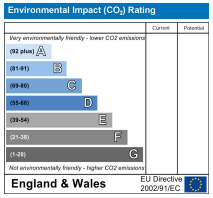
1ST FLOOR



1ST FLOOR 2 BED FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.

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