

St. Michaels Road, South Ham, Basingstoke, RG22 6TW

Guide Price £215,000

CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - 176 YEAR LEASE - CHEQUERS are pleased to market this ground floor apartment with its own good sized rear garden. The accommodation includes 20' lounge/dining room, fitted kitchen, two double bedrooms and a bathroom. The property benefits from gas radiator heating and double glazing, Viewing is recommended to appreciate the accommodation on offer.

COMMUNAL HALLWAY:
Property front door to -

ENTRANCE HALL:
Storage cupboard, radiator, laminate flooring, door to lounge, access to -

KITCHEN:
9'6" x 7' (2.90m x 2.13m)
Double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, appliance space, plumbing for washing machine.

LOUNGE/DINING ROOM:
20'5" x 16'4" (6.22m x 4.98m)
Double aspect, double glazed windows, Virgin t.v point, two radiators, laminate flooring, cupboard houing gas fired boiler, UPVC door to own rear garden, door to -

INNER HALL:
Radiator, laminate flooring, storage cupboard.

BEDROOM ONE:
14'5" x 9'2" (4.39m x 2.79m)
Double glazed window, radiator, built-in wardrobe.

BEDROOM TWO:
10'8" x 10'2" (3.25m x 3.10m)
Double glazed window, radiator.

BATHROOM:
6'8" x 5'4" (2.03m x 1.63m)
Double glazed window, suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin, low level w.c., tiled surrounds, radiator, tiled flooring.

GARDENS:
To the rear of the property is a good sized lawned garden, enclosed by panelled fencing and mature hedgerow, outside cupboard with double glazed window and door, further outside cupboard by the communal back door.

LEASE DETAILS:
We have been advised there are approximately 176 years remaining on the lease. Ground rent - £10.00 per annum. Maintenance - £66.00 per month (£792.00 per annum). Prospective purchaser should clarify these details with their solicitor.

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 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
761 sq.ft. (70.7 sq.m.) approx.









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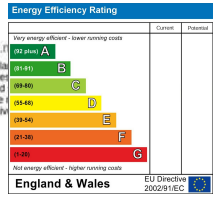

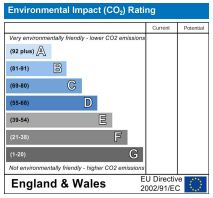









T 01256 810018

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.