



Oakfields, Lychpit, Basingstoke, RG24 8TL
Guide Price £80,000



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CHEQUERS - Located within a requirement development (over 55's), a one bedroom second floor apartment with numerous facilities including communal lounge/dining room with kitchen, well maintained terrace and gardens, laundry, lift service, guest suite and a site manager. The development is in a convenient location with local amenities and bus routes. (draft particulars - awaiting vendor approval)

COMMUNAL HALLWAY:

Stairs and lift to second floor, front door to -

ENTRANCE HALL:

Walk-in store cupboard, access to loft space, wall mounted intercom.

LIVING ROOM:

16'7" into bay x 11' (5.05m into bay x 3.35m)
Front aspect, bay window overlooking communal grounds, night storage heater, two wall light points, t.v aerial point, coved ceiling.

KITCHEN:

7'2" x 5'7" (2.18m x 1.70m)

Range of eye and base level units, laminate work surfaces, single drainer sink unit with mixer tap, fitted hob with extractor over, appliance space, part tiled walls.

BEDROOM:

11'2" x 9'4" (3.40m x 2.84m)

Night storage heater, storage cupboard, t.v aerial point.

WET ROOM:

Walk-in shower, pedestal wash hand basin, low level w.c., shaver point, extractor fan, tiled surrounds.

COMMUNAL AREAS:

There is a communal lounge and laundry area for the residents. Communal grounds, well maintained, laid to lawn with various flower and shrub borders.

COUNCIL TAX:

Band A

LEASE DETAILS:

We have been advised there are approximately 58 years remaining on the lease. Annual service charge - £4848.25 - next review March 2027. Prospective purchasers should clarify these details with their solicitor.

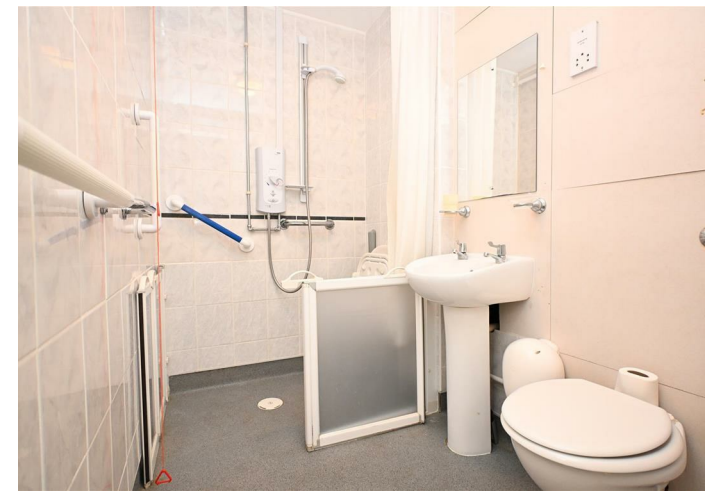
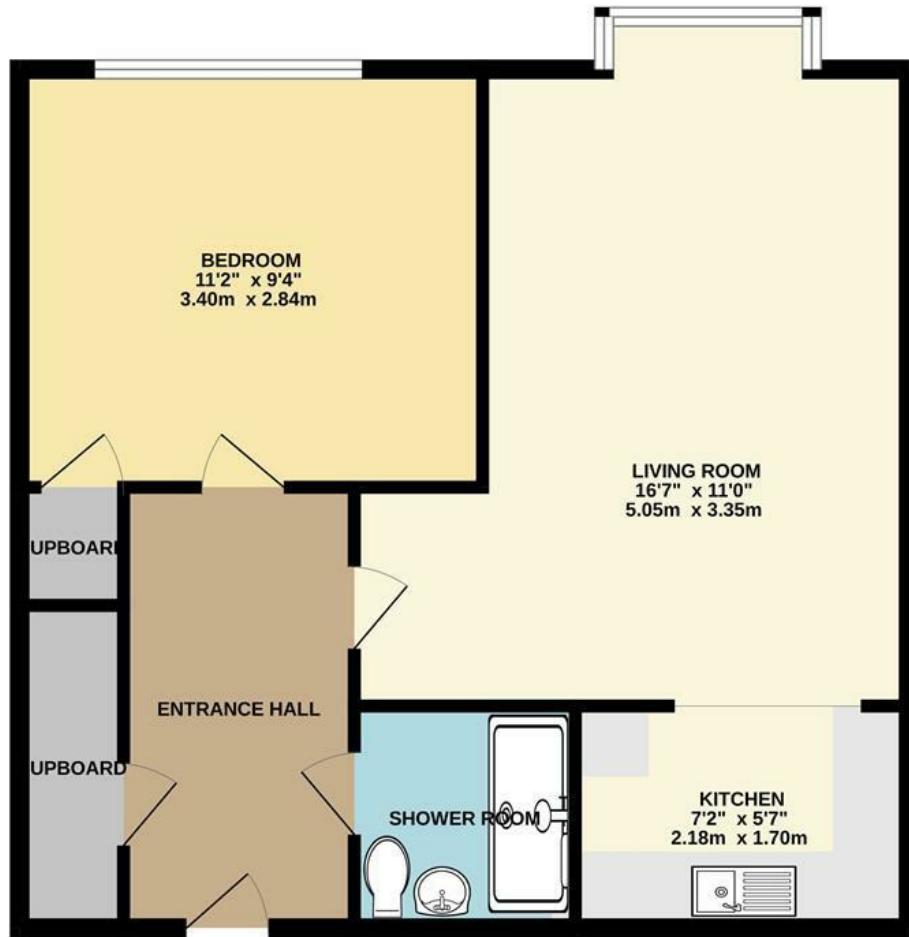
MONEY LAUNDERING REGULATIONS:

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.





FLAT 27 OAKFIELDS BASINGSTOKE RG24 8TL

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are for any error, omission or mis-statement. This plan is for illustrative purposes only and is not to be relied upon for any prospective purchaser. The services, systems and fittings are to their operability. Made with

