



Boyce Close, Brighton Hill, Basingstoke, RG22 4JY
Guide Price £190,000



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CHEQUERS are pleased to offer this well presented first floor maisonette situated on the outskirts of Brighton Hill. The property requires viewing to appreciate all on offer - living room, modern kitchen, two bedrooms and a modern bathroom. Further benefits include double glazed, gas radiator heating and a long lease with minimal maintenance charge. (draft particulars - awaiting vendors approval)

ENTRANCE LOBBY:

Radiator, stairs to first floor.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Radiator, access to loft space.

LIVING ROOM:

15'9" x 12'7" (4.80m x 3.84m)

Rear aspect, twin double glazed windows, radiator, spotlights, storage cupboard.

KITCHEN:

8'2" x 6'11" (2.49m x 2.11m)

Rear aspect, modern fitted kitchen comprising eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, appliance space, storage cupboard housing boiler.

BEDROOM ONE:

11'9" x 9'8" (3.58m x 2.95m)

Front aspect, double glazed window, built-in double wardrobe, radiator.

BEDROOM TWO:

11'11" max x 10'1" max (3.63m max x 3.07m max)

Front aspect, double glazed window, storage recess, radiator.

BATHROOM:

7'6" x 5'4" (2.29m x 1.63m)

Modern suite comprising panel enclosed bath with mixer tap and shower over, vanity unit with inset wash hand basin, low level w.c., heated towel rail, tiled surrounds, extractor fan.

OUTSIDE:

Communal grounds and parking.

COUNCIL TAX:

Band B

LEASE DETAILS

We have been advised there are approximately 171 years remaining on the lease. Maintenance - £44.35 per month. Prospective purchaser should clarify these details with their solicitor.

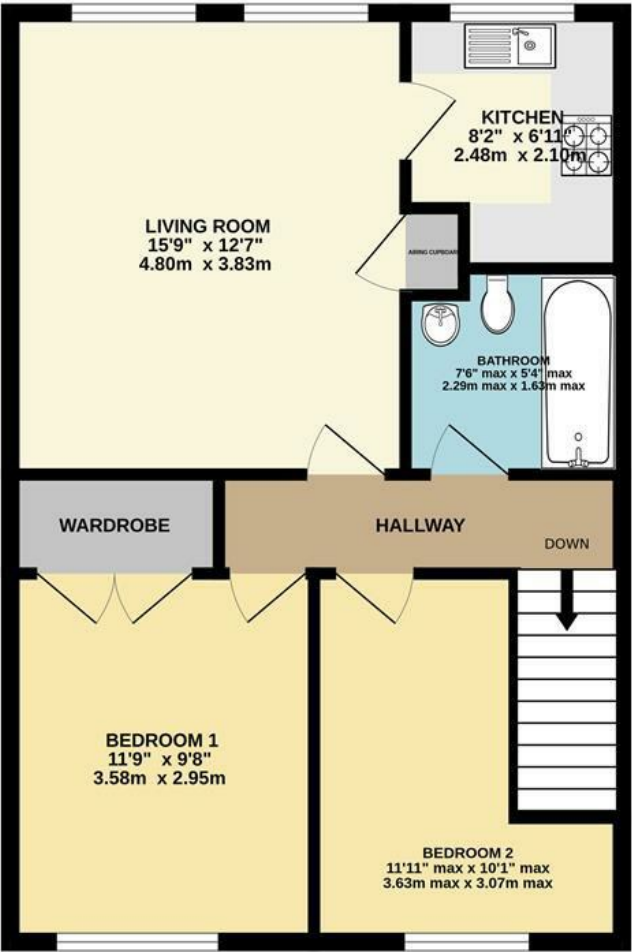
MONEY LAUNDERING REGULATIONS:

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:

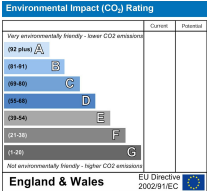
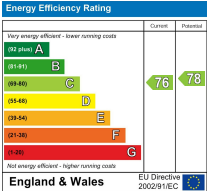
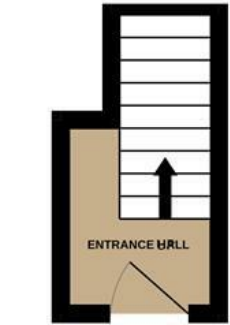
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2 BEDROOM MAISONETTE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and should be taken 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 property in 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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