



Cliddesden Road, Fairfields, Basingstoke, RG21 3PT
Guide Price £160,000



Cliddesden Road, Fairfields, Basingstoke, RG21 3PT

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this over 55's apartment set in the popular Hillstead Court on the outskirts of the town centre. This two bedroom apartment offers living room, kitchen, two double bedrooms and a bathroom. Further benefits include communal lounge and well tended landscaped gardens Rarely available - a prompt viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Storage cupboard, alarm call button.

LIVING ROOM:

19'7" max x 16' max (5.97m max x 4.88m max)

Night storage heater, wall light points, ornamental fireplace, door to -

KITCHEN:

9'10" x 6'10" (3.00m x 2.08m)

Range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, appliance space, inset single drainer sink unit with mixer tap, tiled surrounds.

BEDROOM ONE:

14'3" max x 9'2" max (4.34m max x 2.79m max)

Double glazed window, wall mounted heater, wall light points, built-in wardrobe.

BEDROOM TWO:

13'7" max x 9'3" (4.14m max x 2.82m)

Double glazed window, wall mounted heater, double wardrobe.

BATHROOM:

6'8" x 5'7" (2.03m x 1.70m)

Coloured suite comprising panel enclosed bath,

low level w.c., wash hand basin, extractor fan, wall mounted heater.

COMMUNAL FACILITIES:

The Court offers a communal lounge for residence and a development manager is available at selected times. Communal parking.

GARDENS:

The Court has well tended landscaped gardens, patio areas, lawned gardens, well stocked flower and shrub borders.

COUNCIL TAX:

Band C

LEASE DETAILS:

We have been advised there are approximately 60 years remaining on the lease. The ground rent is £315.00 per annum - increasing to £473.00 per annum in 2038. Service charge - £4325.30 per annum. Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

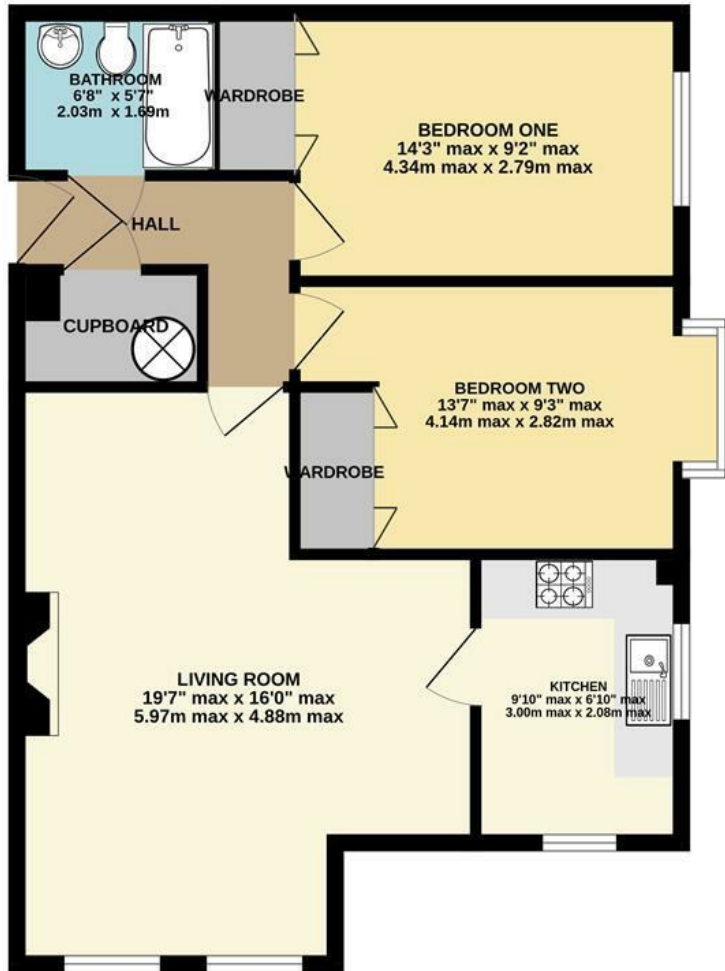
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



FIRST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



2 BEDROOM RETIREMENT FLAT

TOTAL FLOOR AREA : 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, room no responsibility and should be given. omission or mis-statement have not been given. prospective purchasers. T.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs some work	D		
Needs work	E		
Needs a lot of work	F		
Very energy inefficient - higher running costs	G		
		72	81

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	A		
Environmentally friendly	B		
Decent	C		
Needs some work	D		
Needs work	E		
Needs a lot of work	F		
Very environmentally unfriendly - higher CO ₂ emissions	G		

England & Wales EU Directive 2002/91/EC

