



Brookvale School, Brookvale, Basingstoke, RG21 7RB  
**Guide Price £325,000**



## Brookvale School, Brookvale, Basingstoke, RG21 7RB

The property is a well presented two bedroom home set on the sought after Brookvale School development. The location is ideal for the town centre, railway station and amenities. The accommodation includes entrance hall, cloakroom, lounge/dining room, kitchen with appliances, master bedroom with en-suite bathroom and second bedroom with en-suite shower room. Further benefits include well maintained communal gardens, own private garden and private allocated off street parking to front and rear. The development also has just been externally redecorated so requires viewing to fully appreciate all that is on offer from this fine home.

Gates to communal gardens, communal entrance hall - glazed front door to -

### ENTRANCE HALL:

Entry phone, stairs to first floor, storage cupboard, radiator with feature cover.

### CLOAKROOM:

White suite comprising low level w.c., wash hand basin with mixer tap, radiator, shaver point, tiled flooring.

### KITCHEN:

10'11" x 9'11" (3.33m x 3.02m)

Modern fitted kitchen, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted hob with extractor over and oven below, integrated dishwasher, fridge/freezer and washing machine, tiled surrounds, breakfast bar with wine rack and storage cupboard to side.

### LOUNGE/DINING ROOM:

19'4" x 11'6" (5.89m x 3.51m)

Rear aspect with views over rear garden, double glazed window, double glazed doors to garden, radiator, dimmer light switch.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

### MASTER BEDROOM:

19'8" max x 9'8" (5.99m max x 2.95m)

Rear aspect, built-in wardrobes, radiator, door to -

### EN-SUITE BATHROOM:

7'1" x 6'1" (2.16m x 1.85m)

White suite comprising panel enclosed bath with shower over and shower screen, wash hand basin, low level w.c., heated towel rail, skylight window, shaver point.

### BEDROOM TWO:

15'6" x 9'4" (4.72m x 2.84m)

Rear aspect, built-in wardrobe, radiator with feature cover, door to -

### EN-SUITE SHOWER ROOM;

7'7" x 4'9" (2.31m x 1.45m)

Suite comprising shower cubicle, wash hand basin, low level w.c., heated towel rail, shaver/light point.

### OUTSIDE:

The school enjoys well maintained grounds with parking to the front, pedestrian access opening to lawned gardens with pathway leading to the main school building. To the rear of the property is a generously sized garden enjoying a private aspect, feature patio leading to lawned garden with shrub borders, garden shed, rear gate access. This property has 2 allocated parking spaces.

### LEASE DETAILS:

We have been advised the lease commenced with 999 years - 976 years remaining. Ground rent and service charge - £2015.00- reviewed annually in December. Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

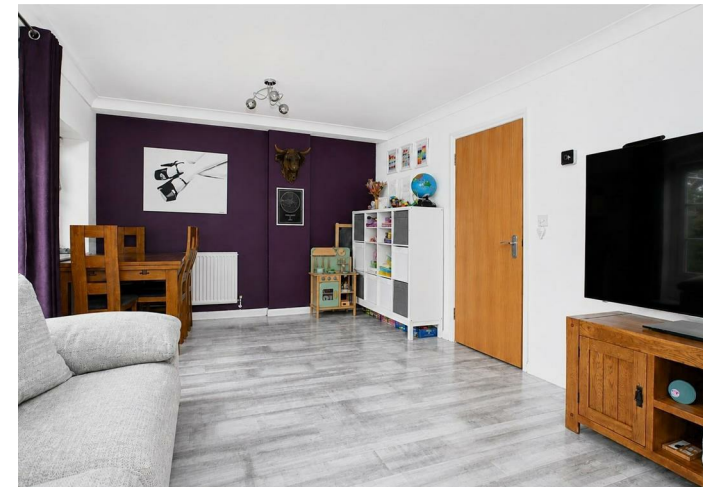
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### MONEY LAUNDERING REGULATIONS:

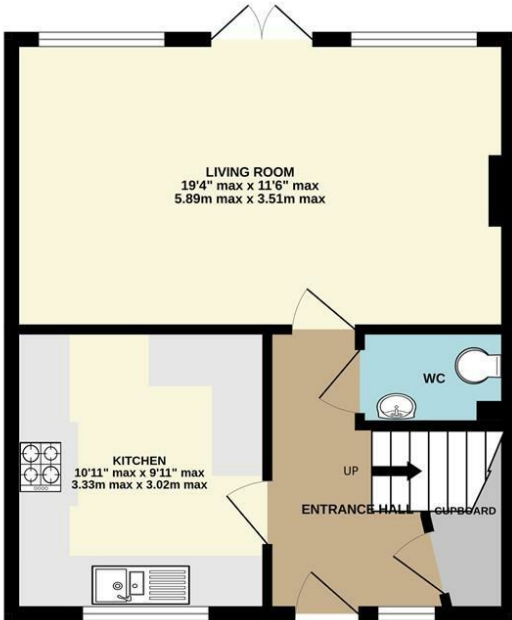
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

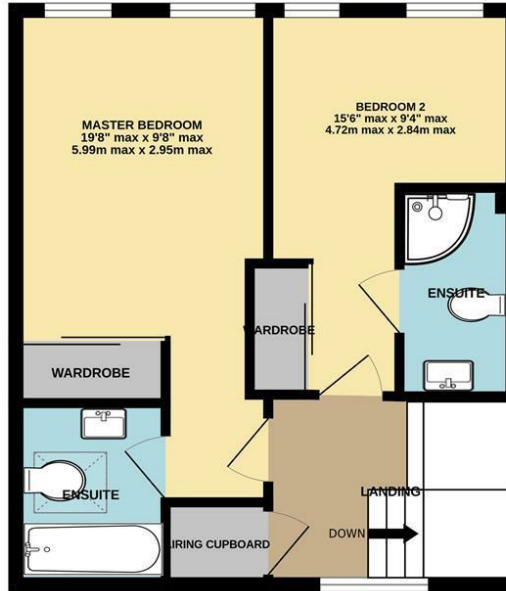
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



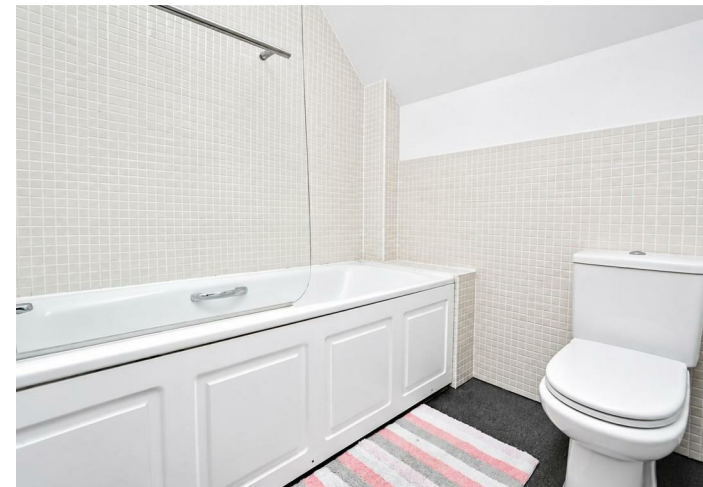
1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2 BEDROOM

TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		
		79	80

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
Environmentally friendly - lower CO <sub>2</sub> emissions	B		
Decent environmental performance - lower CO <sub>2</sub> emissions	C		
Below average environmental performance - higher CO <sub>2</sub> emissions	D		
Environmental performance needs to be improved - higher CO <sub>2</sub> emissions	E		
Very poor environmental performance - higher CO <sub>2</sub> emissions	F		
Extremely poor environmental performance - very high CO <sub>2</sub> emissions	G		

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