



Clover Leaf Way, Old Basing, Basingstoke, RG24 7AR  
**Guide Price £210,000**



**CHEQUERS**  
Independent Estate Agents



## Clover Leaf Way, Old Basing, Basingstoke, RG24 7AR

CHEQUERS are pleased to offer for sale this well presented ground floor apartment set on the outskirts of Old Basing. The accommodation includes 20' lounge/dining room, modern refitted kitchen, two good sized bedrooms and a modern refitted shower room. Further benefits include double glazing, two allocated parking space and well maintained communal gardens. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Front door, entry phone system, radiator, airing cupboard.

### LOUNGE/DINING ROOM:

20' max x 9'10" max (6.10m max x 3.00m max)

Double aspect, double glazed window, double glazed French doors to communal gardens, radiator.

### KITCHEN:

8'10" x 7'9" (2.69m x 2.36m)

Refitted and comprising range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, fitted oven (with built-in microwave) and hob with extractor over, cupboard housing boiler, storage cupboard, radiator, appliance space, double glazed window.

### BEDROOM ONE:

13' max x 9' (3.96m max x 2.74m)

Double glazed window, radiator, built-in wardrobe.

### BEDROOM TWO:

8'11" x 8'2" (2.72m x 2.49m)

Double glazed window, radiator.

### SHOWER ROOM:

7'9" x 6'5" (2.36m x 1.96m)

Refitted and comprising corner shower cubicle, pedestal wash hand basin with mixer tap, low level w.c., heated towel rail, vanity cupboard, double glazed window.

### OUTSIDE:

TWO allocated parking spaces nearby. Communal gardens, laid to lawn with mature hedging.

### COUNCIL TAX:

C

### LEASE DETAILS:

We have been advised the lease commenced in December 1999 for a 125 year term - approximately 101 years remaining. Ground rent - £125.22 per annum - reviewed April 2024 - next review April 2049. Maintenance - £2006.00 per annum - reviewed annually in April, Prospective purchasers should clarify these details with their solicitor.

### MONEY LAUNDERING REGULATIONS:

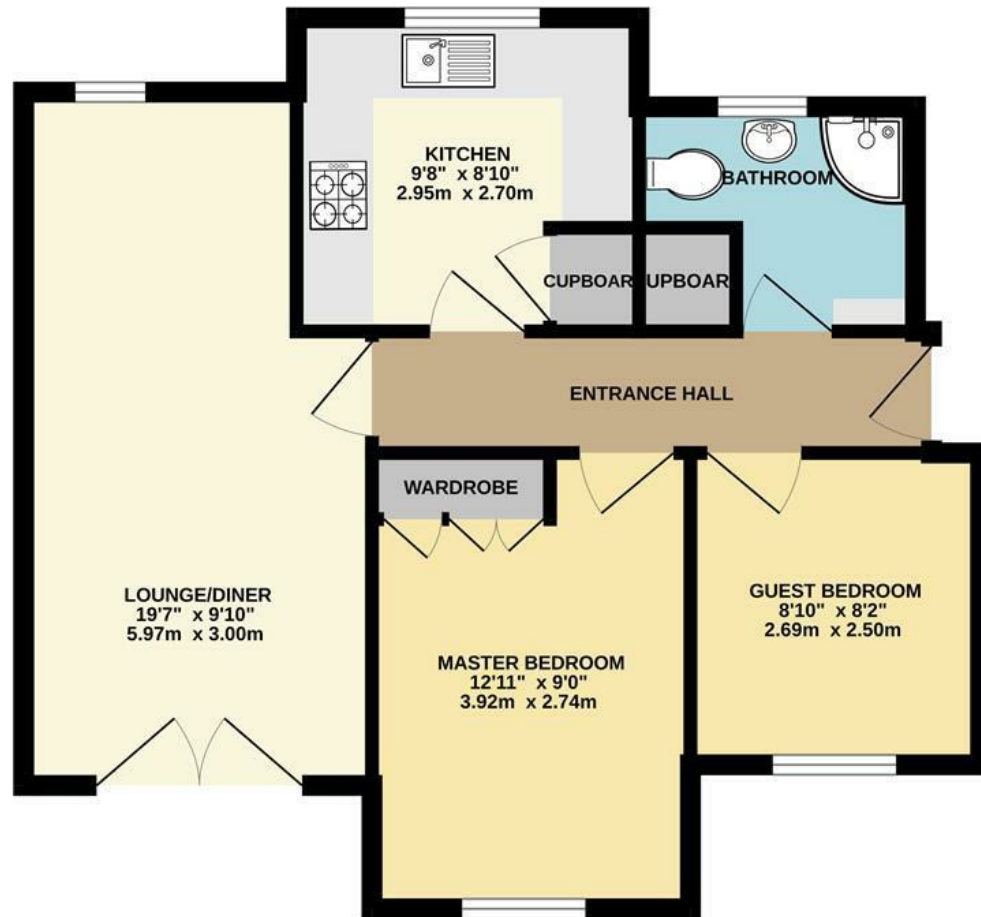
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



# GROUND FLOOR 556 sq.ft. (51.7 sq.m.) approx.



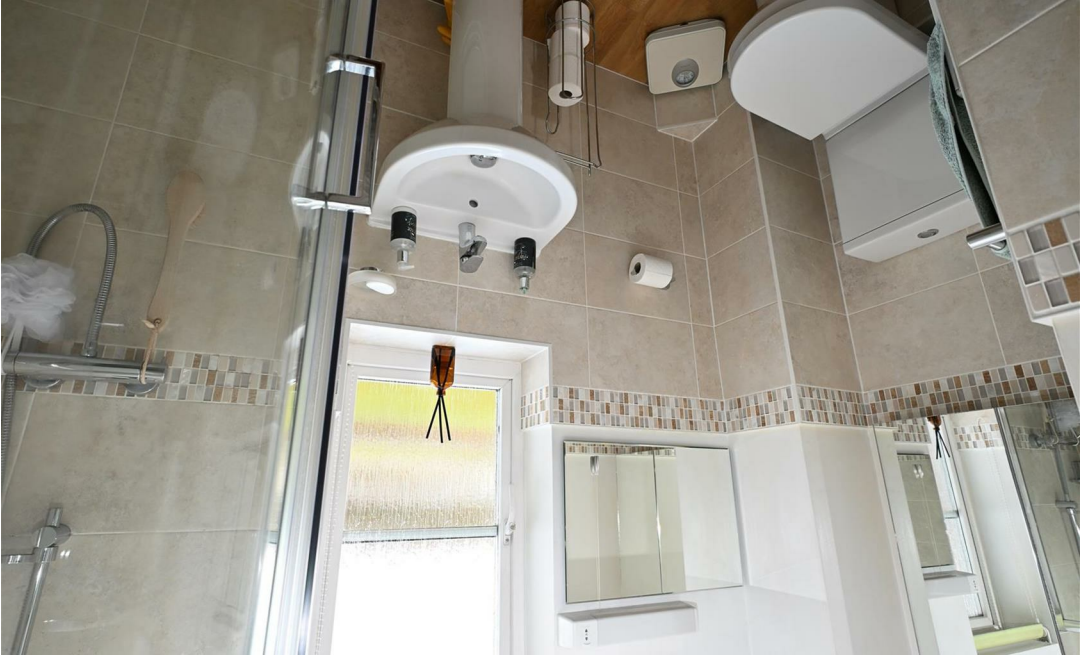
2 BEDROOM GROUND FLOOR  
TOTAL FLOOR AREA: 556 sq.ft. (51.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and should not be relied upon for any purpose. This plan is for illustrative purposes only and does not constitute an offer or any other financial product. The services, systems and appliances are shown as they are at the time of the survey. The services, systems and appliances are shown as they are at the time of the survey. Made with Metroplan



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
74	76
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC





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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.