



Pyotts Court, Old Basing, Basingstoke, RG24 8WT
Guide Price £255,000



CHEQUERS

Independent Estate Agents

Pyotts Court, Old Basing, Basingstoke, RG24 8WT

CHEQUERS are pleased to offer for sale this modernised and well presented first floor apartment situated on the outskirts of Old Basing. The property has been subject to vast improvement and required an inspection to fully appreciate the features on offer - 19' living room, refitted kitchen with appliances, master bedroom with refitted en-suite, further double bedroom and refitted bathroom. Further benefits include double glazing, gas radiator heating, allocated parking space and landscaped communal gardens.

COMMUNAL HALL:

Entry phone system, stairs to first floor, front door to -

ENTRANCE HALL:

Radiator, access to loft space, entry phone, cupboard housing boiler.

LIVING ROOM:

19'6" max x 17'1" max (5.94m max x 5.21m max)

Double aspect, double glazed square bay window, further double glazed window, radiator, door to -

KITCHEN:

10'11" x 7'11" (3.33m x 2.41m)

Refitted and comprising range of eye and base level units, work surfaces, tiled surrounds, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated fridge, freezer, washer/dryer and dishwasher, spotlights, radiator, double glazed window,

MASTER BEDROOM:

15'6" max x 9'10" max (4.72m max x 3.00m max)

Double glazed window, built-in wardrobes and further double wardrobe, radiator, door to -

EN-SUITE SHOWER ROOM:

6'5" x 6'5" (1.96m x 1.96m)

Refitted and comprising walk-in double shower cubicle, with rainfall shower, vanity unit with inset wash hand basin and w.c., heated towel rail, spotlights, extractor fan.

BEDROOM TWO:

16'2" max x 9'8" max (4.93m max x 2.95m max)

Double glazed window, built-in double wardrobe, radiator.

BATHROOM:

7' x 6'10" (2.13m x 2.08m)

Refitted suite comprising panel enclosed bath with mixer tap, independent shower unit over and shower screen, tiled surrounds, vanity unit with inset wash hand basin and wc., chrome heated towel rail, spotlights, extractor fan.

OUTSIDE:

There is an allocated parking space, noted by Flat 6

Communal landscaped grounds with lawned areas and mature shrubs.

LEASE DETAILS:

We have been advised there are approximately 152 years remaining on the lease - 24/06/1988 - 21/06/2177. Maintenance - £106 per month (£1272.00 per annum), reviewed annually in September. Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

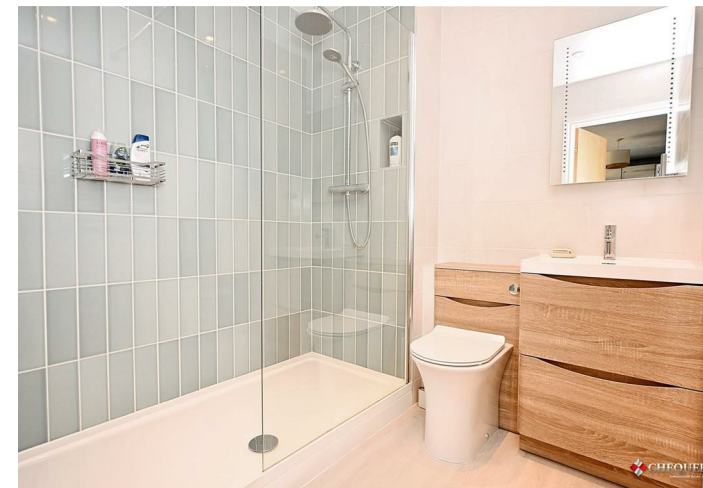
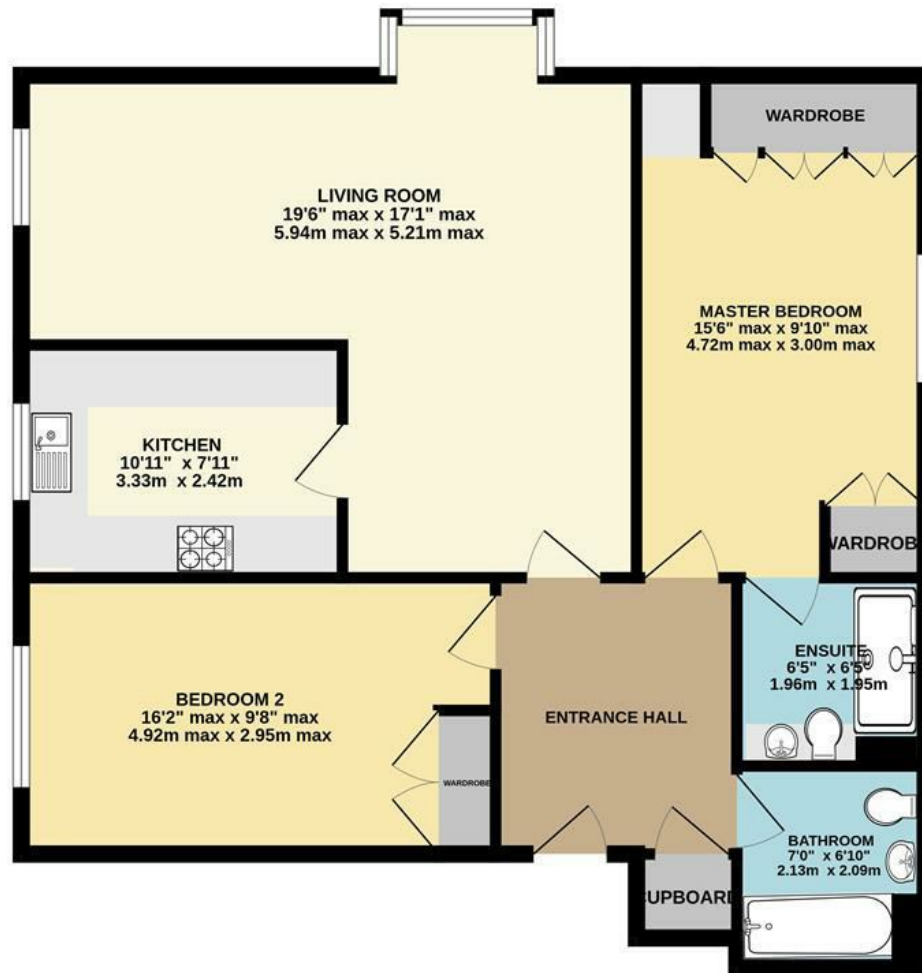
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
857 sq.ft. (79.6 sq.m.) approx.



2 BEDROOM APARTMENT

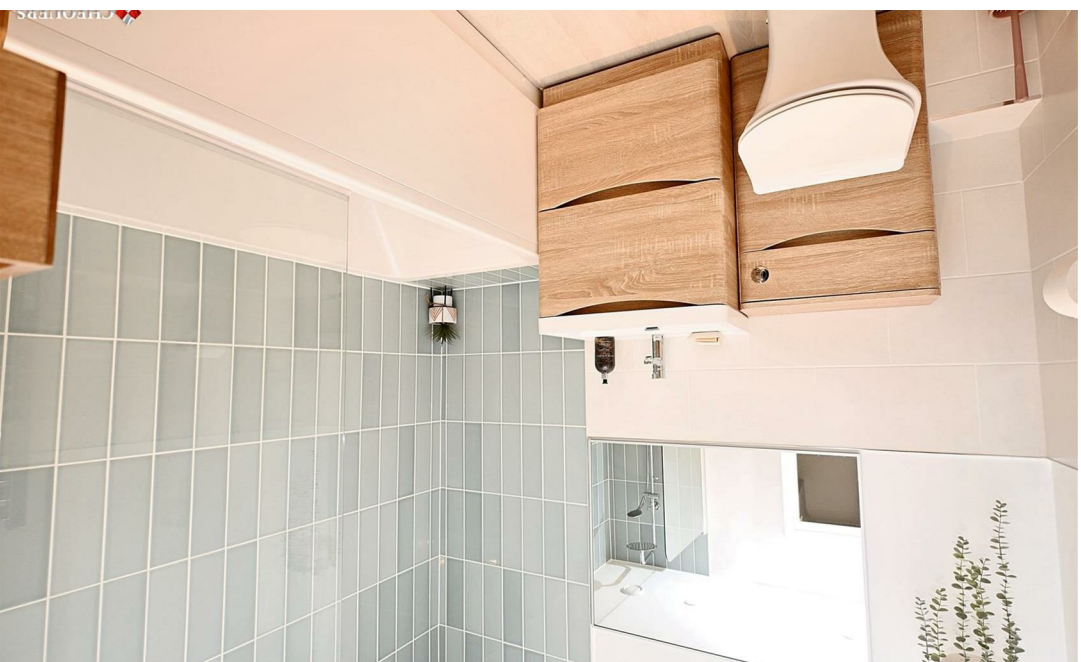
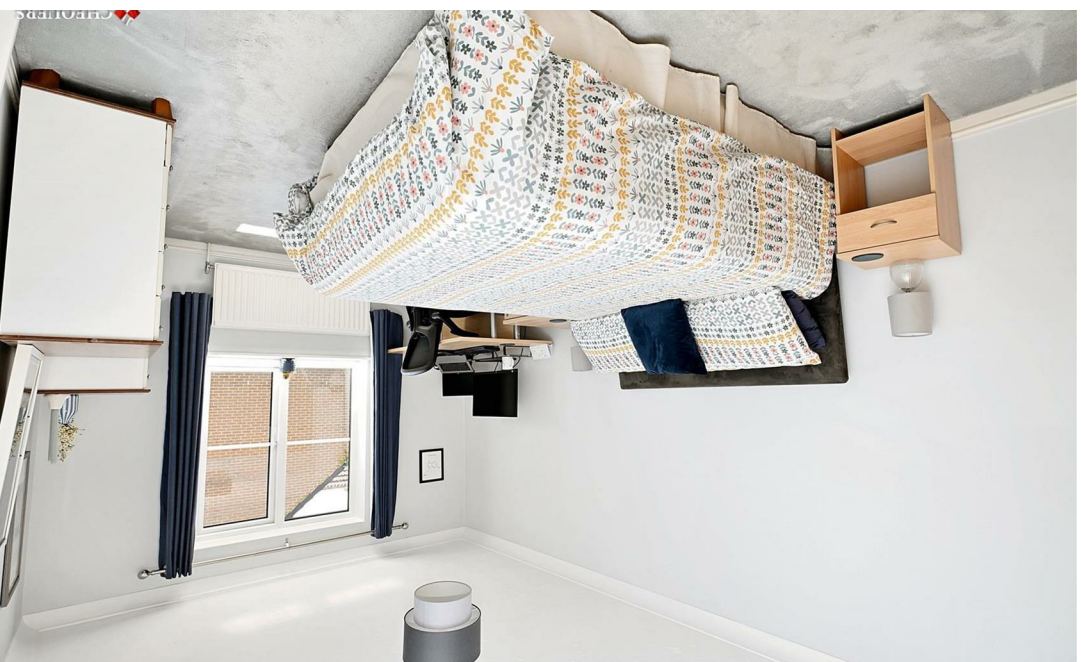
TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.

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 for information only and are not to be relied upon for any purpose. This plan is for information only and is not to be relied upon for any purpose. The services, systems and materials are as shown and no guarantee is made.



Energy Efficiency Rating	
Current	Potential
76	79
<p>Very energy efficient - lower running costs</p> <p>A 91-100</p> <p>B 81-90</p> <p>C 69-80</p> <p>D 55-68</p> <p>E 49-54</p> <p>F 45-48</p> <p>G 41-44</p> <p>Not energy efficient - higher running costs</p>	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A 91-100</p> <p>B 81-90</p> <p>C 69-80</p> <p>D 55-68</p> <p>E 49-54</p> <p>F 45-48</p> <p>G 41-44</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	



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T 01256 810018

E sales@chequersestateagents.co.uk

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.