



London Road, Overton, Basingstoke, RG25 3TN  
**Guide Price £180,000**





## London Road, Overton, Basingstoke, RG25 3TN

NO ONWARD CHAIN - 159 YEAR LEASE - CHEQUERS are pleased to market this well presented first floor apartment in the heart of Overton, close to local shops and amenities. The accommodation includes living room, modern fitted kitchen, two double bedrooms with wardrobes and a modern bathroom. The property benefits from double glazing and upgraded electric heating system which was installed in 2021. Externally, there is allocated parking to the front with a secure motorcycle post and 8 visitors parking bays.

### ENTRANCE HALL:

Wall mounted electric heater, double doors to -

### LIVING ROOM:

16'9" into bay x 12'7" (5.11m into bay x 3.84m)

UPVC double glazed bay window, night storage heater, t. v aerial point, double doors to -

### KITCHEN:

11'8" x 5'7" (3.56m x 1.70m)

Double glazed window, range of eye and base level units, square edged work surfaces, inset sink unit, fitted oven and hob with extractor over, integrated washing machine, plumbing for dishwasher, appliance space.

### BEDROOM ONE:

13'6" x 11'8" (4.11m x 3.56m)

Double glazed window, range of fitted wardrobes, wall mounted electric heater.

### BEDROOM TWO:

8'10" min x 8'9" (2.69m min x 2.67m)

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

### BATHROOM:

6'5" x 5'6" (1.96m x 1.68m)

Double glazed window, white suite comprising panel enclosed 'P' shaped bath with mixer tap and shower attachment, electric shower over, low level w.c., pedestal wash hand basin. chrome heated electric towel rail, tiled surrounds, airing cupboard.

### OUTSIDE:

Allocated parking space plus 8 visitors parking spaces.

### COUNCIL TAX:

Band C

### LEASE DETAILS:

We have been advised the lease is being extended by 90 years (originally 99 years from 25/03/1990). Ground rent will be ZERO. Service charge - £1,320 per annum - and will now be reviewed 31 March annually. Prospective purchasers should clarify these details with their solicitor.

### MONEY LAUNDERING REGULATIONS:

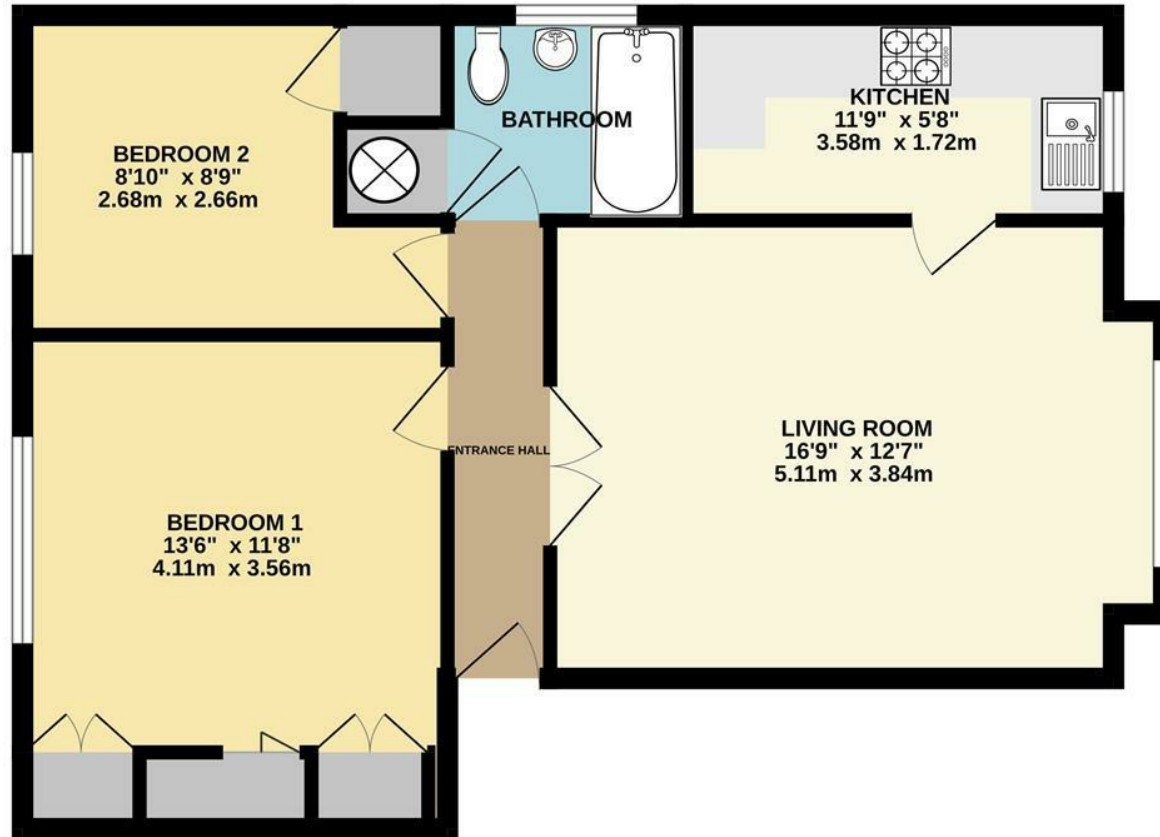
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.

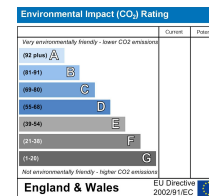
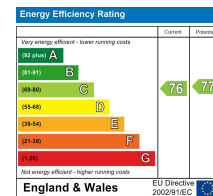


607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the of doors, windows, rooms and any other items are approximate an omission or mis-statement. This plan is for illustrative purposes of prospective purchaser. The services, systems and appliances show as to their operability or efficiency ca  
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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.