



LONGFIELD PARK  
12 Lillymill Chine

Lillymill Chine, Chineham, Basingstoke, RG24 8JT  
**Offers In Excess Of £210,000**



## Lillymill Chine, Chineham, Basingstoke, RG24 8JT

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this well presented apartment in a popular location on the outskirts of Chineham, close to local amenities. Viewing is essential to appreciate all on offer - 17' living room, modern kitchen, master bedroom with Jack n Jill bathroom and further double bedroom. Other features include double glazing, gas radiator heating and allocated parking.

### ENTRANCE HALL:

Radiator with feature cover, entry phone system, cloaks cupboard.

### LIVING ROOM:

17'7" x 11'7" (5.36m x 3.53m)

Radiator, heating thermostat, sliding double glazed doors with Juliet balcony.

### KITCHEN:

11'11" max x 8'2" max (3.63m max x 2.49m max)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, radiator, appliance space.

### MASTER BEDROOM:

17' x 10' max, 7' min (5.18m x 3.05m max, 2.13m min)

Front aspect, double glazed window, radiator with feature cover, door to -

### JACK n JILL BATHROOM:

8'6" x 7'1" (2.59m x 2.16m)

White suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin, tiled surrounds, extractor fan.

### BEDROOM TWO:

11'10" max x 10'6" max (3.61m max x 3.20m max)

Rear aspect, double glazed window, radiator.

### OUTSIDE:

The property benefits from communal grounds with allocated parking to the rear of the development.

### LEASE DETAILS:

We have been advised there are approximately 129 years remaining on the lease. Ground rent - £169.40 (£87.40 paid twice per annum). Service charge - £1675.86 per annum (£279.31 paid monthly for 6 months, January through to June/July) - reviewed annually in November. Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

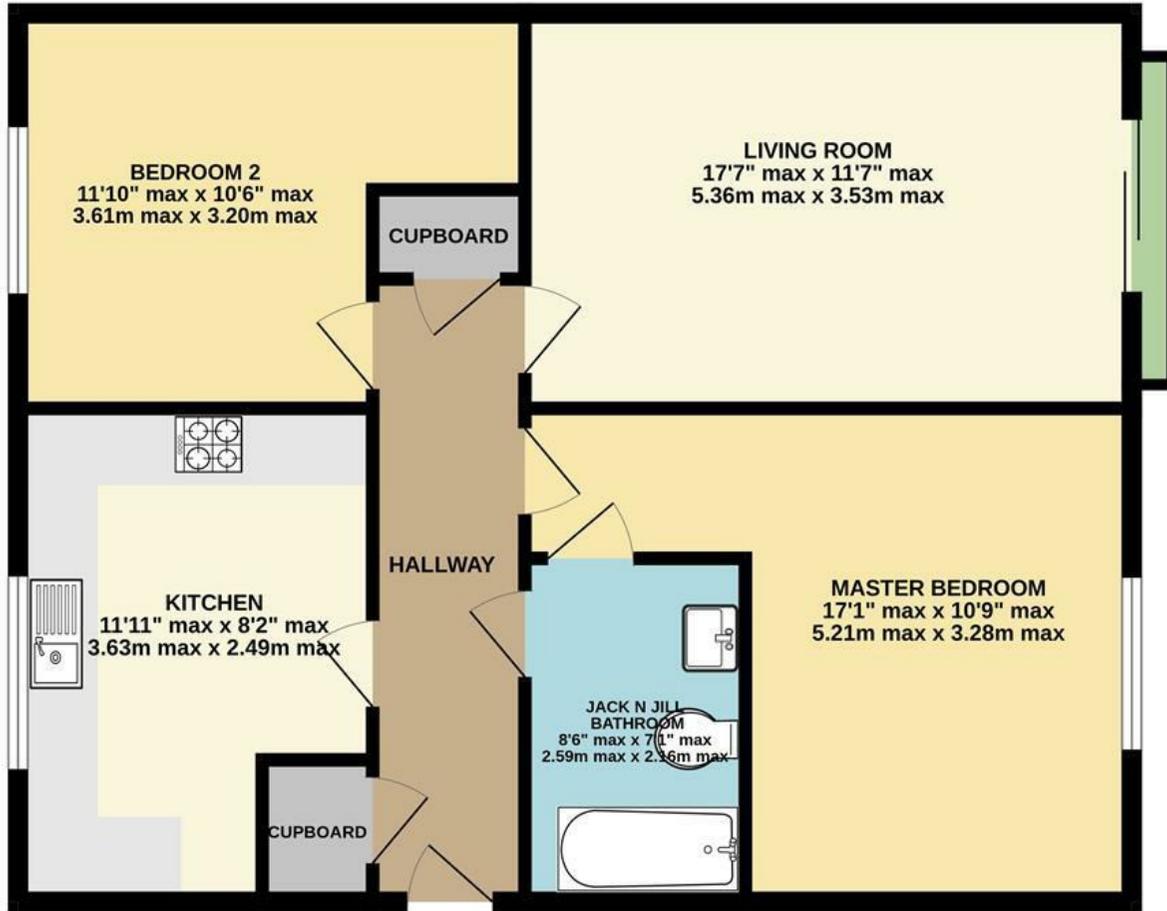
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
819 sq.ft. (76.0 sq.m.) approx.



2 BEDROOM APARTMENT

TOTAL FLOOR AREA : 819 sq.ft. (76.0 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 an omission or mis-statement. This plan is for illustrative purposes only and is not intended to be used as a basis for any prospective purchaser. The services, systems and appliances shown are as to their operability or efficiency as shown.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A	83	83
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Not energy efficient - higher running costs	G		

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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		
Some environmental performance - lower CO <sub>2</sub> emissions	D		
Not very environmentally friendly - higher CO <sub>2</sub> emissions	E		
Not environmentally friendly - higher CO <sub>2</sub> emissions	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		

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