



MANOR COURT

Manor Lane, Old Basing, Basingstoke, RG24 7AE

£287,500



CHEQUERS

Independent Estate Agents

Manor Lane, Old Basing, Basingstoke, RG24 7AE

CHEQUERS are pleased to offer for sale this ground floor maisonette set in the heart of Old Basing, close to local amenities, village pubs and country walks. Viewing is recommended to appreciate all on offer - living room with access to garden, kitchen, master bedroom with en-suite shower, further double bedroom and bathroom. Further benefits include own enclosed garden and allocated parking.

AGENTS NOTE - Each property owns a 1/4 of the freehold and the owner becomes a director on the management company upon purchase. This keeps the costs low.

ENTRANCE HALL:

Private front door to entrance hall, under floor heating, door to -

LIVING ROOM:

15'4" max x 13'6" max (4.67m max x 4.11m max)

Rear aspect, double glazed window, laminate flooring. glazed door to garden, door to inner hall, open plan to -

KITCHEN:

9'3" x 6'6" (2.82m x 1.98m)

Front aspect, range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor hood over, tiled surrounds, appliance space, spotlights, tiled flooring.

INNER HALL:

Storage cupboard.

MASTER BEDROOM:

12'5" max x 10'9" max (3.78m max x 3.28m max)

Rear aspect, door to -

EN-SUITE SHOWER ROOM:

Modern suite comprising shower cubicle, vanity unit with inset wash hand basin and low level w.c., eye level vanity unit, double glazed window.

BEDROOM TWO:

12'5" max x 10'9" max (3.78m max x 3.28m max)

Front aspect, double glazed window.

BATHROOM:

White suite comprising panel enclosed bath with shower over, vanity units, low level w.c with concealed cistern, wash hand basin, tiled surrounds, heated towel rail..

GARDEN:

Enclosed garden, laid to lawn with raised beds, feature patio, side gate access. Allocated parking.

LEASE DETAILS:

Each property owns a 1/4 of the freehold and the owner becomes a director of the management company upon purchase. We have been advised there are approximately 107 years remaining on the lease. No ground rent payable. Maintenance charge - £360.00 per annum. 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.



GARDEN

MASTER BEDROOM
12'5" max x 10'9" max
3.78m max x 3.27m max

ENSUITE

LIVING ROOM
15'4" max x 13'6" max
4.67m max x 4.11m max

UPBOARD

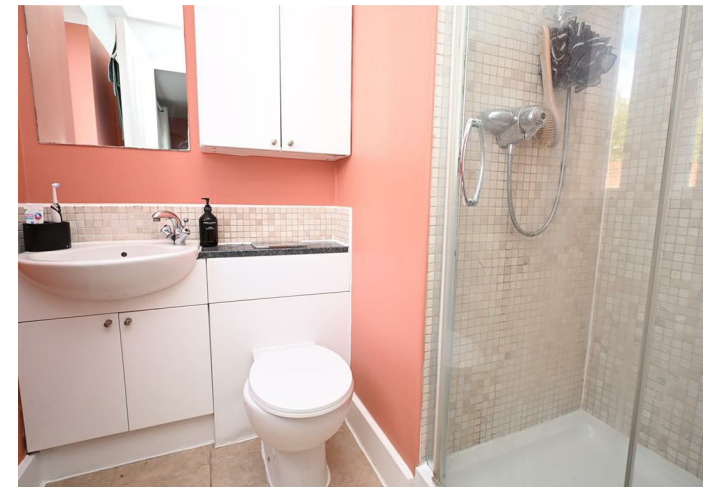
INNER HALLWAY

BEDROOM 2
12'5" max x 10'9" max
3.78m max x 3.27m max

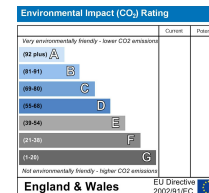
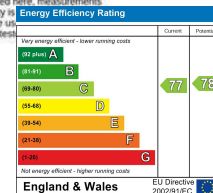
BATHROOM

HALL

KITCHEN
9'3" x 6'6"
2.81m x 1.98m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and overall dimensions are approximate. The responsibility for any omission or mis-statement is that of the prospective purchaser. The size of the property is not to be used as a basis for any claim.





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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.