



Pyotts Court, Old Basing, Basingstoke, RG24 8WT
Guide Price £265,000



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CHEQUERS are pleased to offer for sale this first floor maisonette on a prestigious development on the outskirts of Old Basing. The modernised accommodation includes 17' lounge, dining area, refitted kitchen with appliances, master bedroom with refitted en-suite, further bedroom and a refitted shower room. Further benefits include double glazing, gas radiator heating, wood effect flooring, well maintained communal gardens and allocated parking. (draft particulars - awaiting vendors approval),

ENTRANCE LOBBY:

Glazed front door, stairs to first floor.

FIRST FLOOR LANDING:

Access to loft space, airing cupboard, radiator.

LOUNGE:

17'3" x 10'10" (5.26m x 3.30m)

Double glazed window, radiator, open to -

DINING AREA:

10'8" x 8'8" max (3.25m x 2.64m max)

Double glazed window, radiator, door to -

KITCHEN:

9'3" x 8'10" (2.82m x 2.69m)

Double glazed window, refitted and comprising range of eye and base level units, work surfaces, single drainer 1.5 bowl sink unit with mixer tap, built-in gas hob with extractor over, fitted oven with cupboards above and below, tiled surrounds, appliance space, radiator.

MASTER BEDROOM:

13' max x 12'2" max (3.96m max x 3.71m max)

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

EN-SUITE SHOWER ROOM:

Refitted and comprising shower cubicle, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, chrome heated towel rail, eye level vanity cupboard.

BEDROOM TWO:

13'1" max x 9'2" max (3.99m max x 2.79m max)

Double glazed window, radiator, storage cupboard.

SHOWER ROOM:

Refitted and comprising walk-in double shower unit with dual heads including rain forest head, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, storage cupboard,

OUTSIDE:

Well maintained communal gardens. Allocated parking.

LEASE DETAILS:

We have been advised there are approximately 152 years remaining. The ground rent, maintenance and buildings insurance combined is £110.00 per month (£1320.00 per annum) - next review, October 2026. Prospective purchasers should clarify these details with their solicitors.

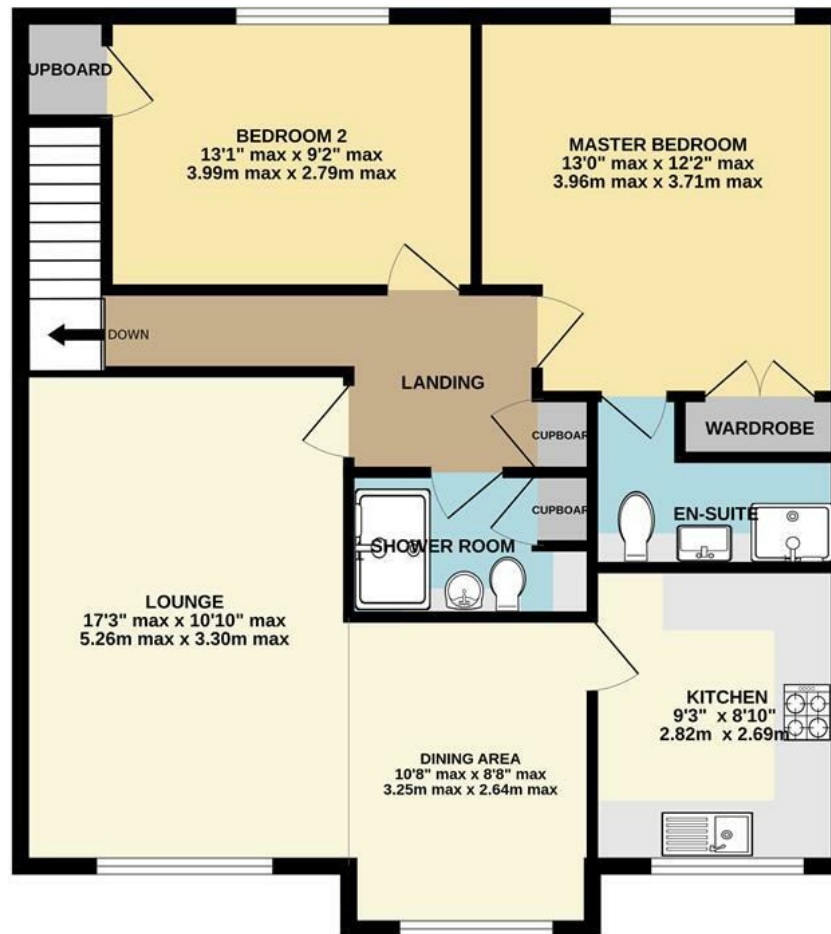
MONEY LAUNDERING REGULATIONS:

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.





2 BEDROOM FIRST FLOOR MAISONNETTE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Desired	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(G1 plan) A			(G1 plan) A
(G1-14) B			(G1-14) B
(G1-40) C			(G1-40) C
(G1-54) D			(G1-54) D
(G1-54) E			(G1-54) E
(G1-54) F			(G1-54) F
(G1-54) G			(G1-54) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

