



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

## **Pyotts Court, Old Basing, Basingstoke, RG24 8WT**

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.

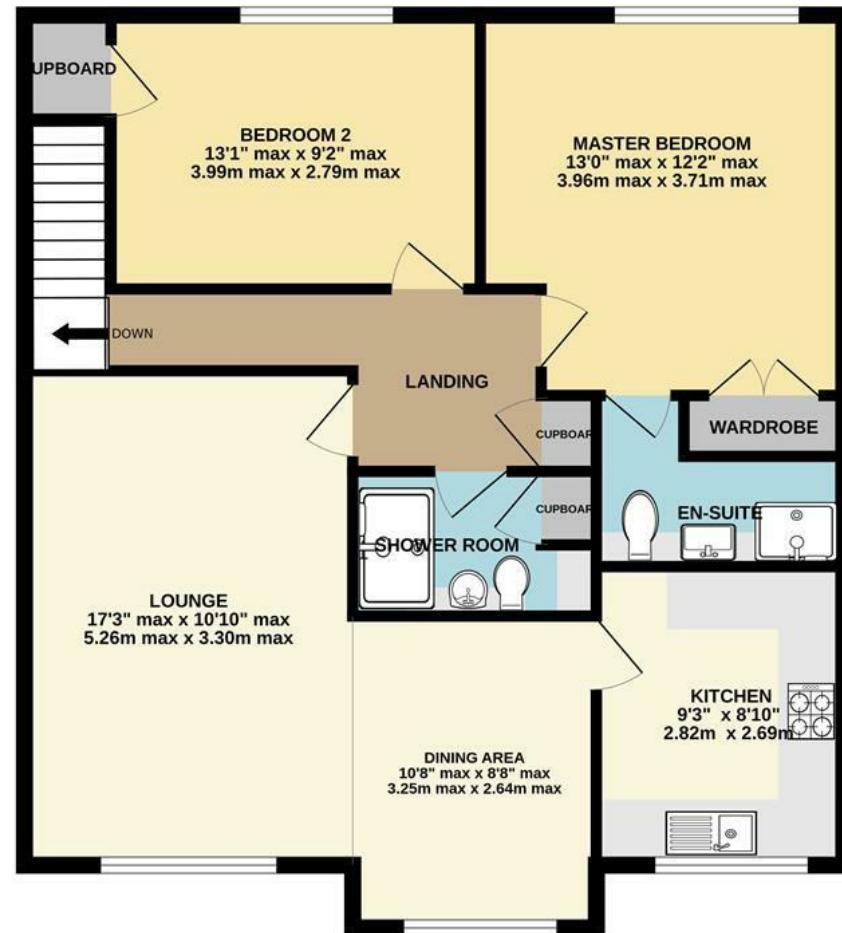
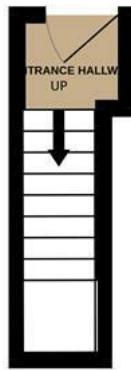
### **MONEY LAUNDERING REGULATIONS:**

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 MAISONETTE

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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only to prospective purchaser. The services, systems and appliances shown are not to scale and are not guaranteed as to their operability or efficiency or as to their energy efficiency or rating.

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Energy Efficiency Rating		Current	Potential
(92 plus) A			
(91-91) B			
(89-88) C			
(85-84) D			
(81-80) E			
(77-76) F			
(7-29) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(80-88) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

England & Wales



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 plumbing, gas or electrical supplies (including power points) of 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.

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