

# Boyce Close, Brighton Hill, Basingstoke, RG22 4JY

CHEQUERS are pleased to offer this well **BATHROOM**: presented first floor maisonette siyated on the 7'6" x 5'4" (2.29m x 1.63m) outskirts of Brighton Hill. The property requires Modern suite comprising panel enclosed bath bathroom. Further benefits include double heated towel rail, tiled surrounds, extractor fan. glazed, gas radiator heating and a long lease with minimal maintenance charge. (draft particulars - awaiting vendors approval)

### **ENTRANCE LOBBY:**

Radiator, stairs to first floor.

## STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Radiator, access to loft space.

### LIVING ROOM:

15'9" x 12'7" (4.80m x 3.84m)

Rear aspect, twin double glazed windows, radiator, spotlights, storage cupboard.

## **KITCHEN:**

8'2" x 6'11" (2.49m x 2.11m)

Rear aspect, modern fitted kitchen comprising eve and base level units, roll edged work surfaces, fitted oven and hob with extractor over, applianc space, storage cupboard housing boiler.

## **BEDROOM ONE:**

11'9" x 9'8" (3.58m x 2.95m)

Front aspect, double glazed window, built-in double wardrobe, radiator.

### **BEDROOM TWO:**

11'11" max x 10'1" max (3.63m max x 3.07m max)

Front aspect, double glazed window, storage recess, radiator.

viewing to appreciate all on offer - living room, with mixer tap and shower over, vanity unit modern kitchen, two bedrooms and a modern with inset wash hand basin, low level w.c.,

## **OUTSIDE:**

Communal grounds and parking.

### **COUNCIL TAX:**

Band B

### LEASE DETAILS

We have been advised there are approximately 171 years remaining on the lease. Maintenance - £44.35 per month. Prospective purchaser 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:**

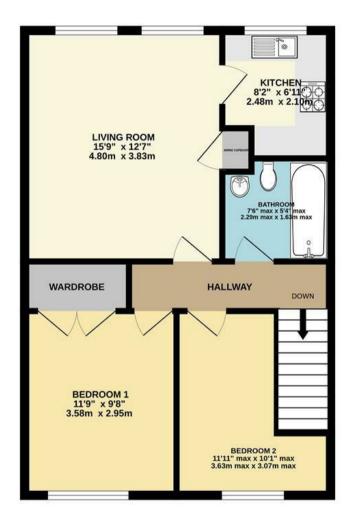
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

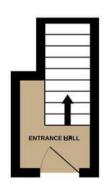






GROUND FLOOR 1ST FLOOR











### 2 BEDROOM MAISONETTE

Whele every attempt has been made to emare the excusing of the floorpian contained here. If Sorts, windown, norms and suppose them are representate and on preposability is emission or mis-statement. The plan is for illustrative purposes only and should be use prospective purchasier. The services, systems and appliances shown have not been teste as to their operability or efficiency can be given. Made with Metropic 62025.



