Goat Lane, Town Centre, Basingstoke, RG21 7PQ

Guide Price £110,000

CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - LONG LEASE Chequers are pleased to market this ground floor studio apartment, a stones throw from Festival Place, a short walk to the main line railway station. Eastrop Park and the Warm Memorial Park. The accommodation includes 14'9" x 13'6" living room with pull down double bed, fitted kitchen and bathroom. The property has double glazing and a Worcester combi boiler serving the gas radiator heating and hot water. There are communal grounds and an allocated parking space. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:
Front door, three double storage cupboards, laminate flooring.

KITCHEN:
8'10" x 5'5" (2.69m x 1.65m)
Front aspect, double glazed window, range of eye and base level units, inset sink unit, work surfaces, tiled surrounds, cooker point, plumbing for washing machine, appliance space, wall mounted combi boiler.

BATHROOM:
8'10" x 5'6" (2.69m x 1.68m)
White suite comprising panel enclosed bath with Aqualisa power shower over, pull out shower head, folding shower screen, low level w.c., vanity unit with inset wash hand basin and cupboard below, radiator, extractor fan.

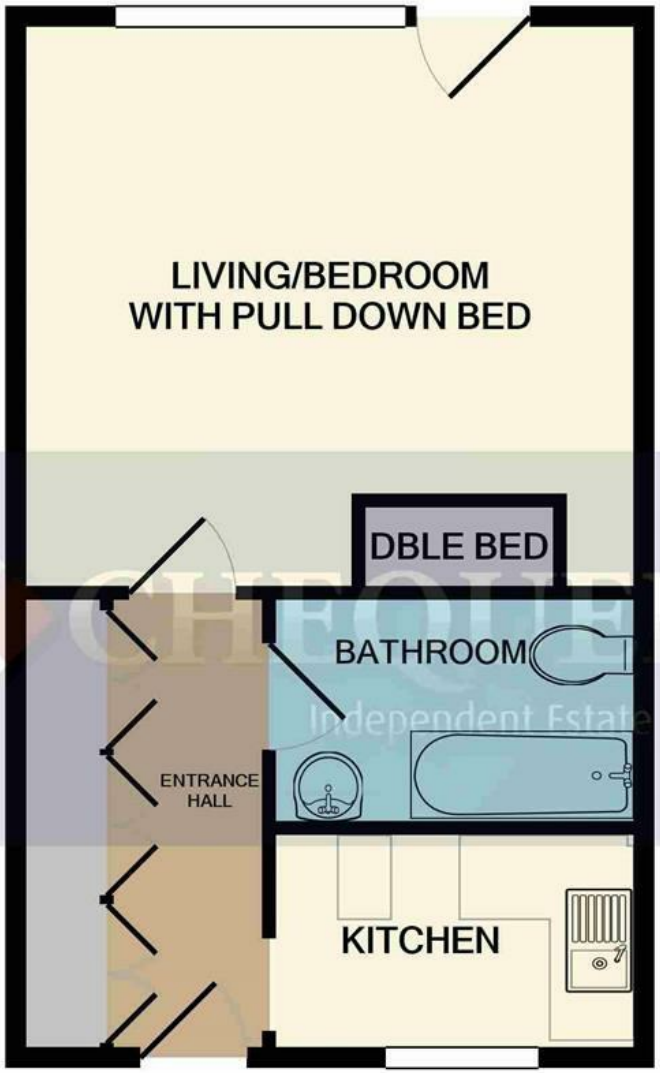
LIVING ROOM:
14'9" x 13'6" (4.50m x 4.11m)
Rear aspect, double glazed window, door to Juliet balcony, pull down double bed, radiator, t.v aerial point, laminate flooiing, BT openreach point.

OUTSIDE:
Communal grounds. Allocated parking space directly to the front of the property - bay 17.

LEASE DETAILS:
We have been advised the lease is in excess of 950 years. Service charge - £1231.48 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 Estate Agents recommend Michael Usher Mortgage Services to clients and purchasers. Should their services be taken up Chequers Estate Agents receive a percentage of the mortgage brokers commission.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 pur hould prospective purchaser. The services, systems and applianc ot be as to their operability or effici n
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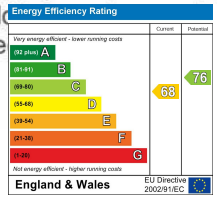

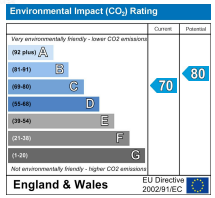

NAEA National Association of Estate Agents
rightmove.co.uk The UK's number one property website
The Property Ombudsman

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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 propertyIn 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.