



Bernstein Road, Brighton Hill, Basingstoke, RG22 4NF
Guide Price £185,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer this spacious first floor maisonette set on the outskirts of the popular Brighton Hill development. The property is offered for sale with NO ONWARD CHAIN and the accommodation includes entrance lobby, lounge/dining room, kitchen, two double bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating and communal gardens.

ENTRANCE LOBBY:

UPVC front door, stairs to first floor, access to loft space, storage cupboard, radiator.

LOUNGE/DINING ROOM:

15'9" x 10'2" (4.80m x 3.10m)

Rear aspect, laminate flooring, radiator, double glazed window, access to -

KITCHEN:

8'6" x 7'8" (2.59m x 2.34m)

Rear aspect, double glazed window, range of eye and base level units, inset single drainer sink unit with mixer tap, cooker point, appliance space, laminate flooring, tiled surrounds.

BEDROOM ONE:

15'1" x 8'9" (4.60m x 2.67m)

Front aspect, double glazed window, laminate flooring, radiator.

BEDROOM TWO:

12'3" x 7'8" (3.73m x 2.34m)

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

BATHROOM:

8'9" x 6'6" max, 3'8" min (2.67m x 1.98m max, 1.12m min)

White suite comprising panel enclosed bath with shower over and shower screen, pedestal wash

hand basin, low level w.c., airing cupboard, radiator.

OUTSIDE:

Communal lawned gardens, outside storage cupboard.

LEASE DETAILS:

We have been advised there are approximately 87 years remaining on the lease. Maintenance/ground rent and buildings insurance - approximately £490.00 per annum. Prospective purchasers should clarify these details with their solicitor.

DIRECTIONS:

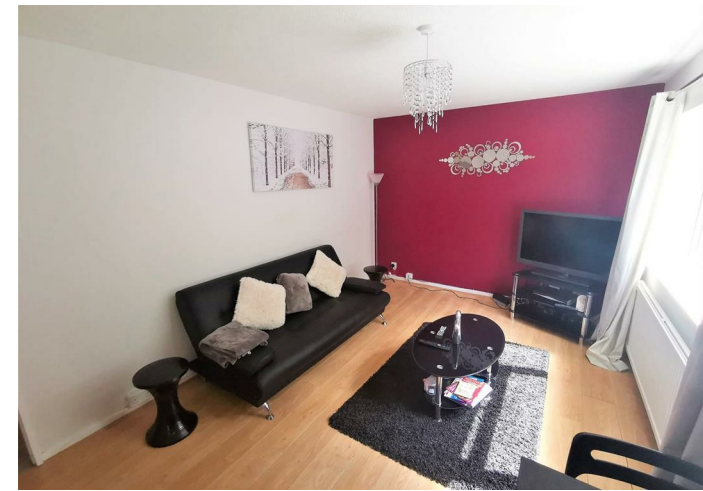
From the Brighton Hill roundabout proceed along Brighton Way and take the 2nd turning on the right into Gershwin Road. Take the 2nd turning left into Stanford Road where Bernstein Road is the 2nd on the right hand side.

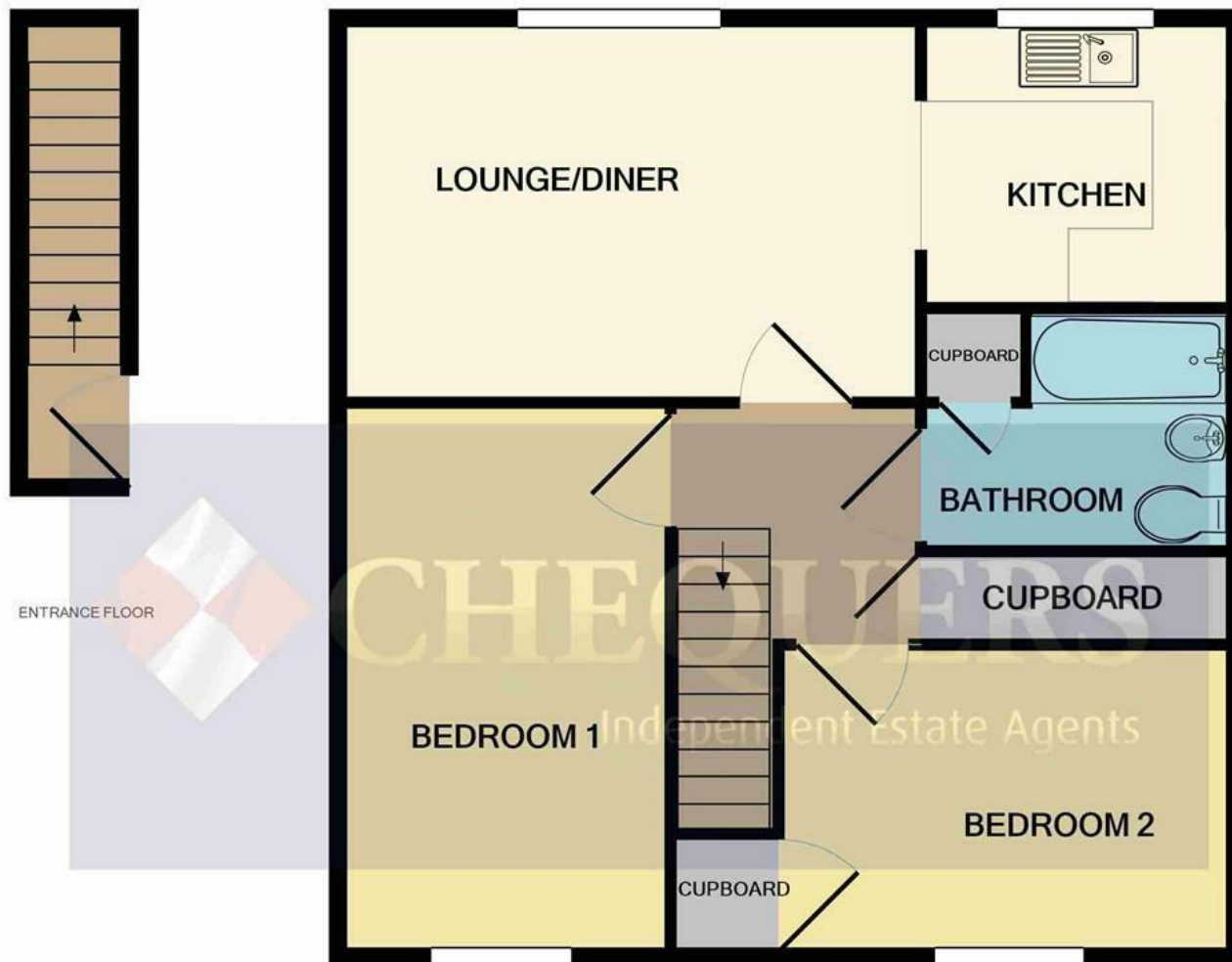
MONEY LAUNDERING REGULATIONS:

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:

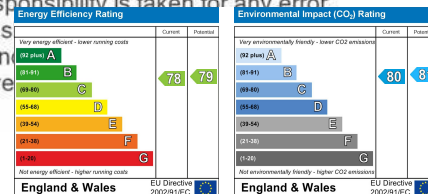
Chequers Estate Agents recommend Michael Usher Mortgage Services to clients and purchasers. Should their services be taken up Chequers Estate Agents receive a percentage of the mortgage brokers commission.

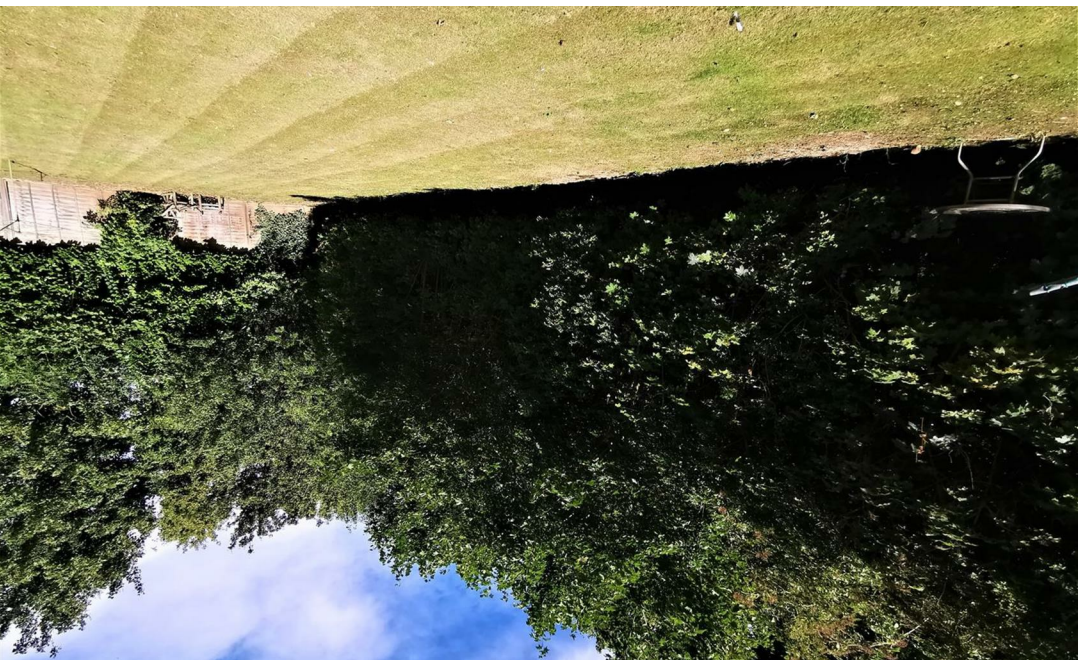




1ST FLOOR

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 purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown are those in place at the time of the survey and are given as to their operability at the time of the survey. Made with i





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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.