



Lime Gardens, Rosebanks, Basingstoke, RG21 4PE
Guide Price £200,000



Lime Gardens, Rosebanks, Basingstoke, RG21 4PE

CHEQUERS are pleased to offer for sale this generously sized apartment situated in a small development on the edge of the town, within close proximity of local services and amenities. The property also has easy access to the main line station, town centre and two attractive parks. Viewing is essential to appreciate the location and accommodation which includes a double aspect lounge with feature fireplace, modern fitted kitchen, two double bedrooms and a modern bathroom suite. Further benefits include double glazing, gas radiator heating, entry phone system and two allocated parking space. (draft particulars - awaiting vendors approval)

COMMUNAL ENTRANCE HALL:

Entry phone system, key access to private post box, communal cupboard, stairs to second floor landing, front door to -

ENTRANCE HALL:

Phone access control, access to loft space, storage cupboard, radiator.

LIVING ROOM:

15'1" x 13'2" (4.60m x 4.01m)

Double aspect, two double glazed windows, feature fireplace with coal effect gas fire, radiator.

KITCHEN:

11'7" x 7'2" (3.53m x 2.18m)

Modern fitted kitchen, roll edged work surfaces, range of eye and base level units with ample storage, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, tiled surrounds, tiled flooring, wall mounted boiler, breakfast table area, double glazed window.

BEDROOM ONE:

13'8" max, 11'9" min x 13' (4.17m max, 3.58m min x 3.96m)

Double glazed square bay window, radiator, dado rail, ample space to fit king sized bed along with bedroom furniture.

BEDROOM TWO:

12' x 9'1" (3.66m x 2.77m)

Double glazed window, radiator, space for double bed and furniture.

BATHROOM:

7'10" x 5'8" (2.39m x 1.73m)

Modern white suite of panel enclosed bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin, low level w.c., tiled surrounds, chrome heated towel rail, extractor fan.

OUTSIDE:

Two allocated parking space.

LEASE DETAILS:

We have been advised there are approximately 101 years remaining. Maintenance charge - £998.00 per annum. Prospective purchasers should clarify these details with their solicitor.

DIRECTIONS:

Leave Basingstoke on the Hackwood Road and at the Hackwood Road roundabout turn left onto the dual carriage way. Bear left off the dual carriage way onto Old Common Road and continue to the mini roundabout. Take the 2nd exit off the roundabout onto Barbel Avenue . Follow the road to the left where Lime Gardens will be found on the left.

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.





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 are shown as to their operability or condition at the time of the survey. Made with Me



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)		A (82-92)	
B (81-91)		B (67-81)	
C (69-80)		C (55-66)	
D (55-68)		D (46-54)	
E (39-54)		E (39-45)	
F (21-38)		F (31-38)	
G (1-20)		G (1-30)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



www.chequersestateagents.co.uk



The UK's number one property website
rightmove.co.uk



T 01256 810018

E sales@chequersestateagents.co.uk

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.