Freemantle Close, Oakridge, Basingstoke, RG21 4JH

Guide Price £180,000

CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to market this well presented split level maisonette with a private roof terrace. The accommodation features refitted kitchen breakfast room which is open to the lounge which in turn leads to a sunny roof terrace, modern bathroom and two bedrooms. The property has a 90 + year lease and low ground rent and service charges making this an ideal first or investment purchase. Benefits also include double glazing and gas radiator heating. (draft particulars - awaiting vendors approval)

ENTRANCE LOBBY:
UPVC front door, under stairs cupboard, radiator, laminate flooring, stairs to first floor, door to -

BATHROOM:
9'6" x 5'5" (2.90m x 1.65m)
White suite comprising panel enclosed bath with electric shower over, low level w.c., vanity unit with wash hand basin and cupboard below, extractor fan, radiator, plumbing for washing machine, cupboard housing boiler, laminate flooring, door to outside.

STAIRCASE GIVES ACCESS TO FIRST FLOOR:
Doors to all rooms.

LIVING ROOM:
20'6" x 10'6" (6.25m x 3.20m)
Side aspect, double glazed window, Virgin t.v point, radiator, UPVC door to roof terrace.

KITCHEN AREA:
Side aspect, double glazed window, range of eye and base level units, wood block work surfaces, breakfast bar, fitted oven and hob with extractor over, inset sink unit, appliance space, inset spotlights, laminate flooring through to living area.

BEDROOM ONE:
10'10" + wardrobe space x 10'5" (3.30m + wardrobe space x 3.18m)
Double aspect, double glazed windows, radiator.

BEDROOM TWO:
10'9" x 5'9" (3.28m x 1.75m)
Rear aspect, double glazed window, radiator, access to loft space.

ROOF TERRACE:
25' x 12'4" (7.62m x 3.76m)
Enjoying a private and sunny aspect, laid to decking and artificial lawn, manual awning, outside lighting, enclosed by panelled fencing . Communal parking nearby.

LEASE DETAILS:
We understand there are approximately 92 years remaining on the lease. Ground rent - £10.00 per annum. Maintenance - £8.00 per month. Prospective purchasers should clarify these details with their solicitor.

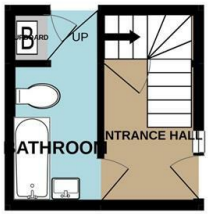
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:
Chequers 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.

DIRECTIONS:
From Eastrop roundabout proceed along Basing View and at the small roundabout, turn left and continue over the railway bridge then straight on into Norn Hill. Freemantle Close is then the 6th turning on the right.

GROUND FLOOR
108 sq.ft. (10.0 sq.m.) approx.

FIRST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



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TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.

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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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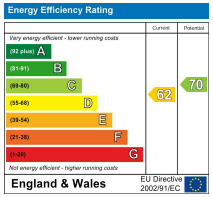

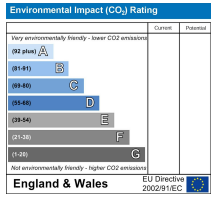

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with 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.

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