Bourdillon Gardens, Everest Park, Basingstoke, RG24 9GG

Guide Price £175,000

CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to offer for sale this first floor apartment situated on a popular area on the outskirts of Everest Park. The property is an ideal first/investment purchase and a viewing is required to appreciate all on offer - communal entrance with lift and stairs, living area & kitchen, master bedroom with en-suite shower, further bedroom, bathroom. Further benefits include a balcony, double glazing and parking. (draft particulars - awaiting vendors approval)

COMMUNAL ENTRANCE HALL:
Entry phone system, stairs and lift to first floor, front door to -

ENTRANCE HALL:
Laminate flooring, radiator, heating thermostat, meter cupboard, entry phone.

KITCHEN/LIVING ROOM:
21'5" x 10'7" (6.53m x 3.23m)
KITCHEN AREA - range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, inset oven and hob with extractor over, cupboard housing boiler, integrated fridge, freezer, washing machine and dishwasher, spotlights, open to -
LOUNGE AREA - double glazed doors to BALCONY, radiator.

MASTER BEDROOM:
16'2" max, 9'5" min x 8'3" (4.93m max, 2.87m min x 2.51m)
Double glazed window, radiator, double wardrobe with sliding mirror doors, door to -

EN-SUITE SHOWER ROOM:
6'8" x 5'5" (2.03m x 1.65m)
White suite comprising shower cubicle, low level w.c., wash hand basin, radiator, extractor fan, spot lights.

BEDROOM TWO:
17'6" max, 10'1" x 9'4" (5.33m max, 3.07m x 2.84m)
Double glazed window, radiator.

BATHROOM:
6'11" x 5'7" (2.11m x 1.70m)
White suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin, radiator, extractor fan, spotlights.

OUTSIDE:
Allocated parking space.

LEASE DETAILS:
We have been advised there are approximately 111 years remaining on the lease. Ground rent - £250.00 per annum. Maintenance - £210.00 per month. Prospective purchasers should clarify these details with their solicitor.

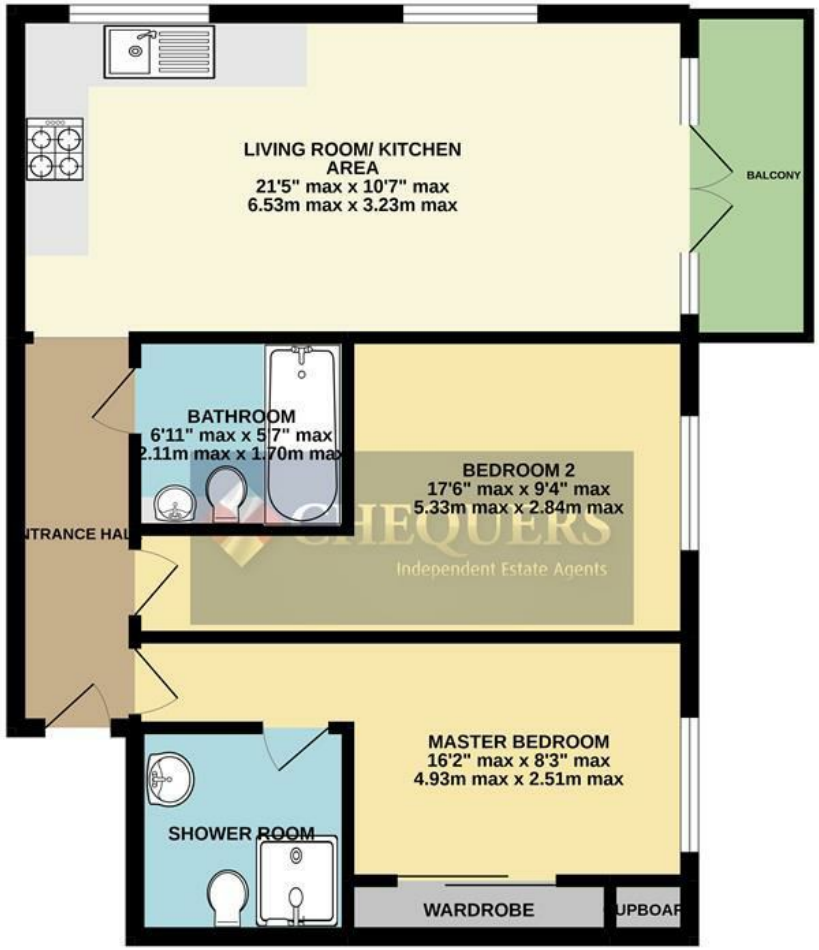
AGENTS NOTE:
We must advise there are works required to the roof - the sum is not yet known but all owners will share the costs - call for further information.

DIRECTIONS:
From the A33 Reading Road proceed along Popley Way and at the mini roundabout turn left into Mallory Road where Bourdillon Gardens is 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.

578 sq.ft. (53.7 sq.m.) approx.



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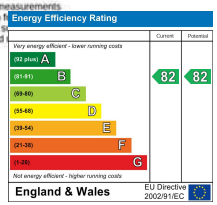
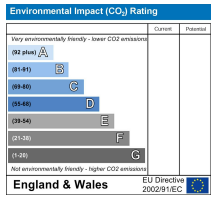
2 BEDROOM 1ST FLOOR APARTMENT

TOTAL FLOOR AREA : 578 sq.ft. (53.7 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 o ility is taken f omission or mis-statement. This pl be used as s prospective purchaser. The services, n tested and as to t





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.