



Hillstead Court, Cliddesden Road, Basingstoke, RG21 3PT

**£125,000**





## Hillstead Court, Cliddesden Road, Basingstoke, RG21 3PT

NO ONWARD CHAIN - CHEQUERS are pleased to market this well presented first floor over 55's apartment located in the heart of Basingstoke town centre. The improved accommodation includes a refitted kitchen, refitted bathroom, 17' lounge and 14' bedroom with built-in wardrobes. Residents have access to a communal lounge, laundry room and well maintained gardens. There is also a lift to all floors. Early viewing is recommended. (draft particulars - awaiting vendors approval)

### COMMUNAL ENTRANCE HALL:

Stairs and lift to all floors, door to -

### ENTRANCE HALL:

Airing cupboard, door entry panel.

### LOUNGE:

17'4" x 10'7" (5.28m x 3.23m)

Front aspect, twin double glazed window overlooking the gardens, t.v aerial point, two wall light points, electric storage heater, arch to -

### KITCHEN:

7'5" x 5'5" (2.26m x 1.65m)

Refitted and comprising range of eye and base level units, roll edged work surfaces, tiled surrounds, 1.5 bowl sink unit with mixer tap, fitted hob with extractor over and double oven below, integrated fridge/freezer.

### BEDROOM:

14' x 8'10" (4.27m x 2.69m)

Double glazed window, overlooking the gardens, two built-in double wardrobes, wall light points, electric storage heater.

### BATHROOM:

6'7" x 5'6" (2.01m x 1.68m)

Refitted and comprising panel enclosed bath with electric shower over, vanity unit with inset wash hand basin and cupboards below, low level w.c with concealed cistern, chromed heated towel rail, tiled surrounds, extractor fan.

### COMMUNAL GROUNDS:

Lawned gardens with patio area, mature shrub and flower beds.

### LEASE DETAILS:

We have been advised there are approximately 64 years remaining on the lease. Ground rent - £120.00 per 6 months. Maintenance charge - £1420.00 per 6 months. 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.



# FIRST FLOOR 434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 434 sq.ft. (40.3 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the information provided, the purchaser should verify the same by independent means. The services, as to their accuracy, are not warranted.

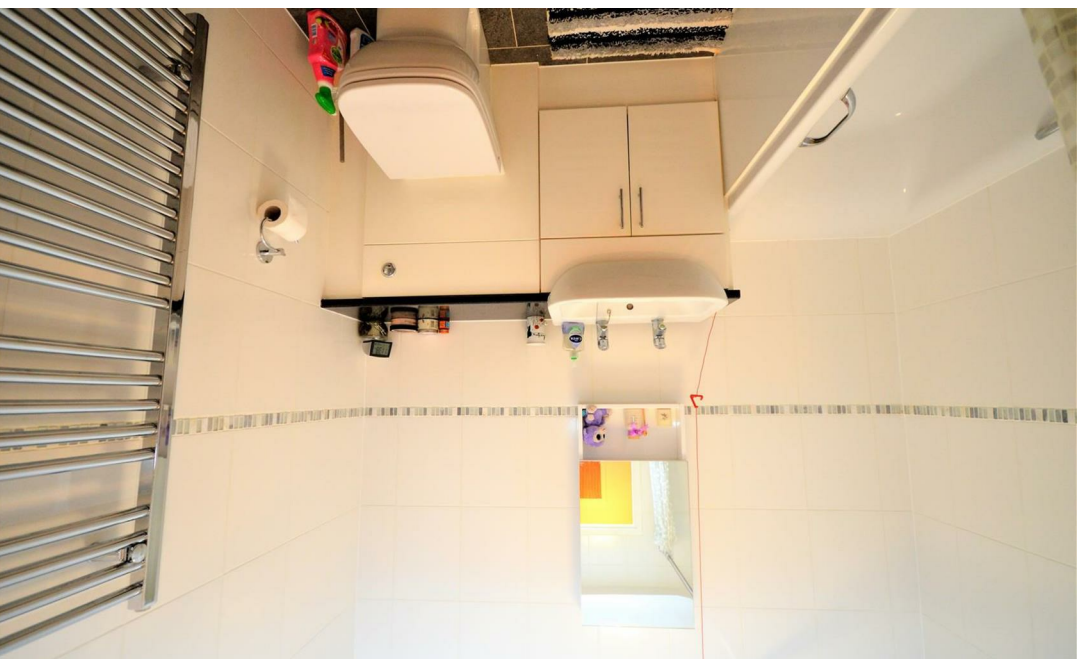
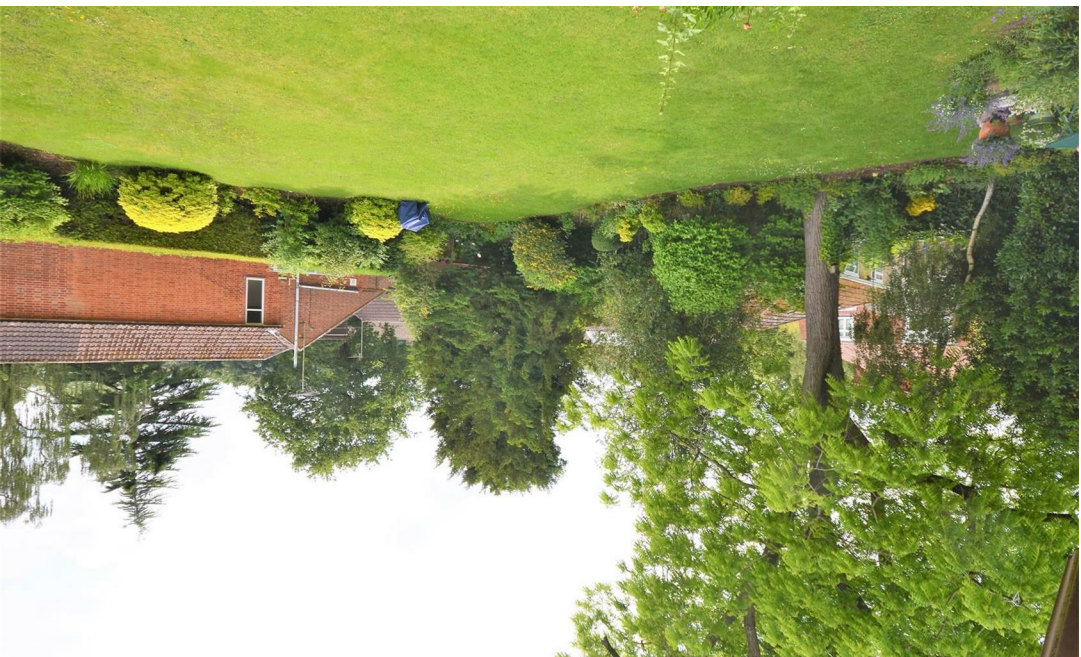


provision of the information is not warranted.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	





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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.