



Camrose Way, Town Centre, Basingstoke, RG21 3AL
Guide Price £219,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to offer for sale with high quality refurbished ground floor flat with its own enclosed rear garden, located close to the town centre and offering the potential for off road parking to the front. The accommodation includes lounge/dining room leading to the enclosed rear garden, refitted kitchen, two double bedrooms and a luxury refitted bathroom. Further benefits include newly fitted double glazing and high efficiency electric heating. Offered for sale with NO ONWARD CHAIN, viewing is highly recommended.

COMMUNAL HALLWAY:

Meter cupboard, front door to -

ENTRANCE HALL:

Karndean flooring, double storage cupboard with plumbing for washing machine.

LOUNGE/DINING ROOM:

20'6" x 13'6" max, 7'5" min (6.25m x 4.11m max, 2.26m min)

Double aspect, double glazed window to front, double glazed French doors to rear garden, air conditioning unit, two electric heaters, Karndean flooring, t.v aerial point, coved ceiling, door to -

INNER HALLWAY:

Airing cupboard, Karndean flooring, spotlights.

KITCHEN:

7'7" x 7' (2.31m x 2.13m)

Refitted and comprising range of eye and base level units, single drainer sink unit with mixer tap, work surfaces, fitted induction hob with extractor over and splashback, fitted oven, integrated fridge and dishwasher, larder cupboard, Karndean flooring, spotlights, coved ceiling.

BEDROOM ONE:

12'5" max, 11'1" min x 11'4" (3.78m max, 3.38m min x 3.45m)

Rear aspect, double glazed window, built-in double wardrobe, electric heater, coved ceiling.

BEDROOM TWO:

12'5" x 8'10" (3.78m x 2.69m)

Front aspect, double glazed window, built-in double wardrobe, electric heater, air conditioning unit, coved ceiling.

BATHROOM:

7'10" x 6'6" (2.39m x 1.98m)

Refitted and comprising low level w.c with concealed cistern, wash hand basin set in vanity unit with drawers below, panel enclosed bath with shower over, shower screen, tiled walls, tiled flooring, heated towel rail, inset spotlights, double glazed window.

GARDENS:

To the front of the property are communal gardens, laid to lawn with pathway to entrance. The property has its own garden to the rear, patio area, lawned area with flower and shrub beds, outside tap and light, outbuilding with light and power, enclosed by panelled fencing.

LEASE DETAILS:

We have been advised there are approximately 94 years remaining on the lease. Ground rent - 10.00 per annum. Maintenance charge - approximately £482.00 per annum. Prospective purchasers should clarify these details with their solicitor.

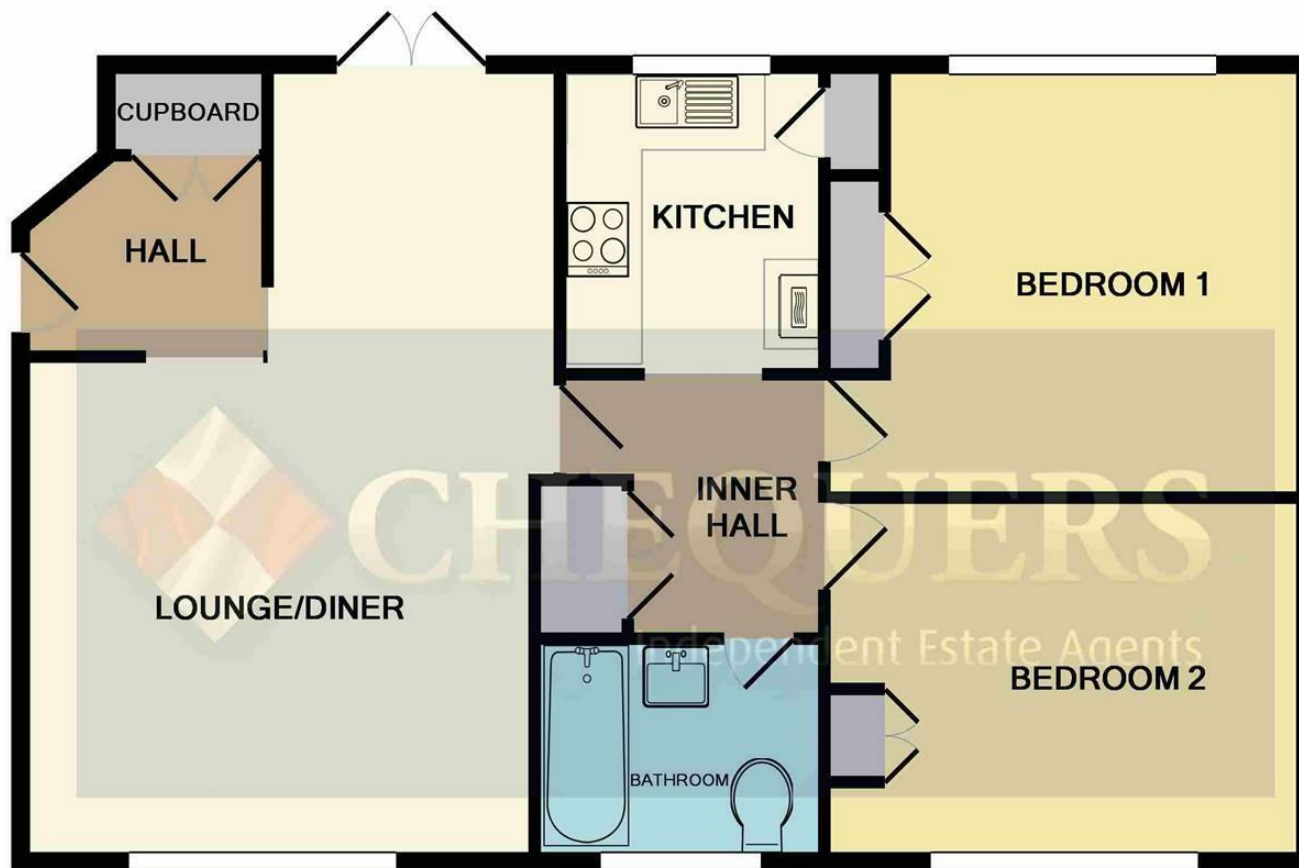
DIRECTIONS:

From the Hackwood Road roundabout proceed along Hackwood Road away from the town centre. At the next roundabout (Venture roundabout) take the 4th exit (going back the way you came) and Camrose Way is the 2nd turning 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.





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 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
31-39 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
31-39 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

