



Oakfields, Lychpit, Basingstoke, RG24 8TL  
**Asking Price £99,950**





## Oakfields, Lychpit, Basingstoke, RG24 8TL

Chequers are pleased to offer for sale this one bedroom first floor apartment with a rarely available garage in the Oakfields over 55's warden assisted development. The development enjoys a lovely location on the outskirts of Lychpit with access to local amenities. The accommodation comprises entrance hall, living room, kitchen, double bedroom and bathroom. Other benefits include double glazing, heating and garage in a block. The development offers a generous sized communal lounge, laundry room and kitchen along with well maintained private communal gardens. Viewing is highly recommended. The property is offered for sale with NO ONWARD CHAIN. (Draft particulars - awaiting vendors approval).

### ENTRANCE HALL:

Front door to entrance hall, wall mounted electric heater, entry phone/community care console, storage cupboard.

### LIVING ROOM:

14'6" max, 11'5" min x 16'7" max, 14'6" min (4.42m max, 3.48m min x 5.05m max, 4.42m min)

Rear aspect double glazed window, night storage heater and wall mounted electric heater, wall light points, access to kitchen.

### KITCHEN:

5'6" x 7'2" (1.68m x 2.18m)

Range of built-in units comprising single drainer sink unit with mixer tap with cupboard below, roll edged work surfaces with cupboards and drawer units below, integrated hob, integrated oven with cupboards and drawers below, eye level cupboards.

### BEDROOM:

11'4" x 8'11" (3.45m x 2.72m)

Rear aspect double glazed window, built-in double wardrobes with bed recess and bedside cupboard,

dressing table and further storage cupboard, wall mounted electric heater.

### SHOWER ROOM:

6'9" x 4'10" (2.06m x 1.47m)

Modern refitted shower room comprising double shower cubicle, wash hand basin inset into vanity unit with mixer tap, W.C., heated towel rail, extractor fan, shaver point, cupboard housing water softener.

### GARDENS:

The property enjoys a generous sized private communal grounds with well maintained flower and shrub borders and patio areas.

### GARAGE:

Single garage in a block nearby with up and over door.

### LEASEHOLD DETAILS

We have been advised by the vendors that there are 69 years remaining on the lease and the monthly service charge/ground rent is £216.87 payable to Anchor Hanover. Prospective purchasers should clarify these details with their solicitors.

### DIRECTIONS:

From the Binfields (Tesco) roundabout on the A33 Reading Road driving towards Reading, take the 4th turning into Great Binfields Road. Proceed straight across the traffic lights and then over the next two roundabouts and follow the road round. Take the 4th turning on the right hand side into Great Binfields Crescent where Oakfields can be found on the left hand side.





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 shown are for information only and are not to be taken as to their operability or efficiency. Made with Metropi



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
<b>A</b>		<b>A</b>	
<b>B</b>		<b>B</b>	
<b>C</b>		<b>C</b>	
<b>D</b>		<b>D</b>	
<b>E</b>		<b>E</b>	
<b>F</b>		<b>F</b>	
<b>G</b>		<b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.