



Ketelbey Rise, Old Hatch Warren, Basingstoke, RG22 4PE
Guide Price £85,000



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CHEQUERS are pleased to offer for sale this first floor studio apartment situated on the outskirts of the popular Old Hatch Warren area. Whilst the property does require modernisation it is an ideal first time or investment purchase. Features include communal hall, entrance lobby, living room, kitchen and bathroom with communal ground and parking. NO ONWARD CHAIN.

COMMUNAL ENTRANCE HALL:

Communal front door, stairs to first floor landing, front door to -

ENTRANCE LOBBY:

Access to loft space,

LIVING ROOM:

14'7" x 11'10" max (4.45m x 3.61m max)

Double glazed window, storage heater, storage cupboard, built-in wardrobe with fold-down bed, access to -

KITCHEN:

9'2" x 5'4" (2.79m x 1.63m)

Range of eye and base level units, work surfaces, appliance space, wall mounted heater, storage shelves, single drainer sink unit, tiled surrounds.

BATHROOM:

Suite comprising panel enclosed bath, low level w.c., pedestal wash hand basin, tiled surrounds.

OUTSIDE:

The property enjoys communal grounds and ample parking.

LEASE DETAILS:

We understand there are approximately 959 years remaining on the lease. Awaiting

maintenance details. Prospective purchasers should clarify these details with their solicitor.

DIRECTIONS:

Proceed from the town centre along the Winchester Road (A30) and at the Winchester Road roundabout, take the 2nd exit. At the Brighton Hill roundabout, take the 2nd turning into Brighton Way and take the 2nd exits at the next 2 mini-roundabouts. At the next roundabout, take the 1st exit into Hatch Warren Lane, then take the 2nd turning on the right hand side into Berkeley Drive and then take the 1st turning on the right into Ketelbey Rise.

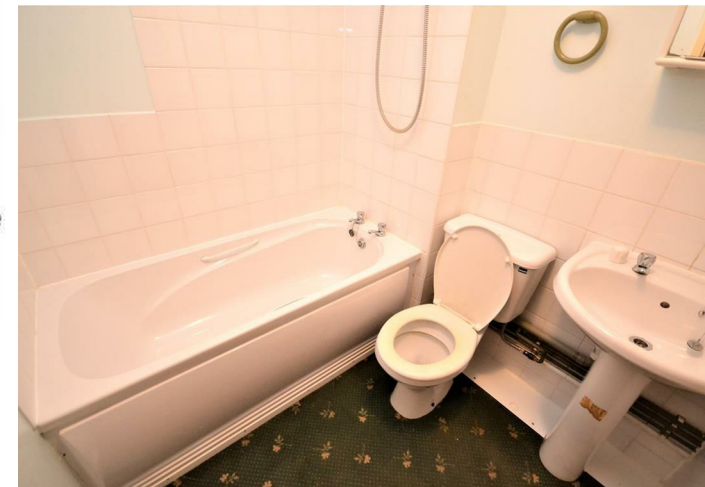
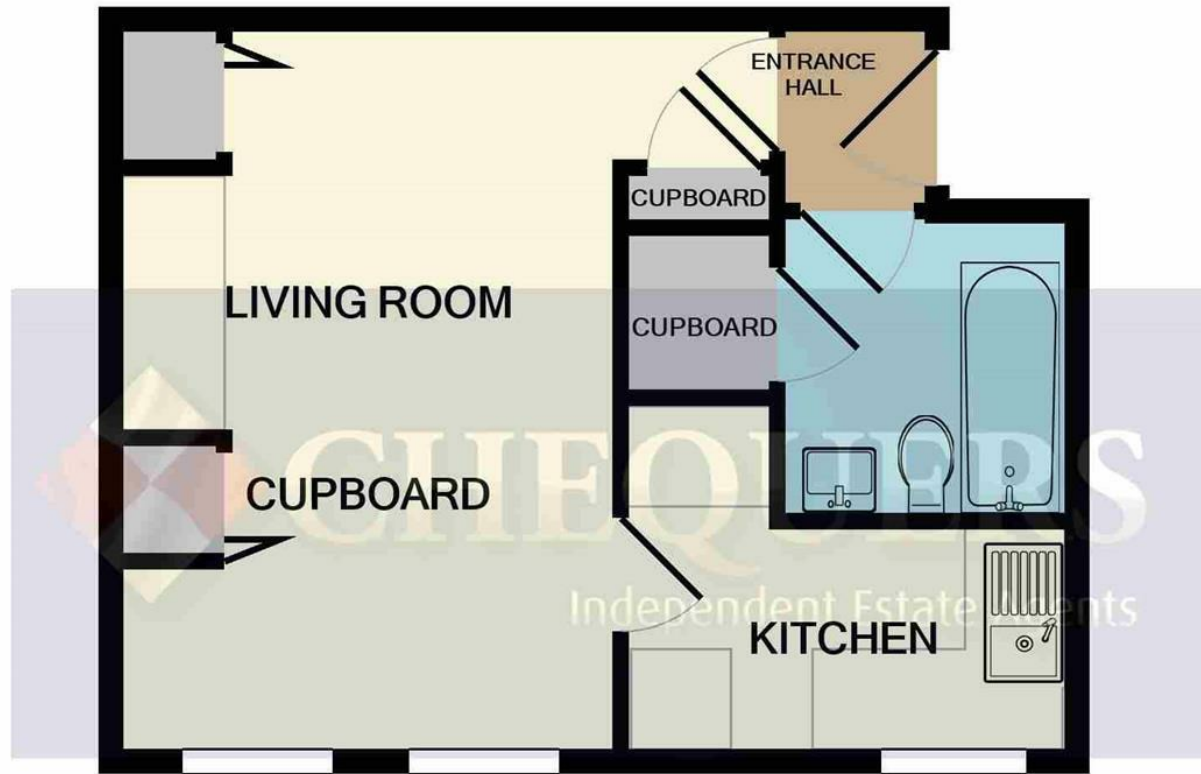
MONEY LAUNDERING REGULATIONS:

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.





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		75
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) 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-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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