Robertson Way, Chapel Hill, Basingstoke, RG21 6BJ

Offers In Excess Of £250,000

CHEQUERS
Independent Estate Agents

Robertson Way, Chapel Hill, Basingstoke, RG21 6BJ

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this well appointed first floor apartment on a popular development close to the station and town centre. The property was refurbished in 2024 to a high specification and viewing is essential to appreciate all the features on offer. The accommodation includes entrance hall, living room with balcony, refitted kitchen with appliances, master bedroom with en-suite shower room, further bedroom and refitted bathroom suite. The property has benefits from allocated parking. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:
Radiator with feature cover, storage cupboards, entry phone system.

LIVING ROOM:
20'3" max x 10'8" max (6.17m max x 3.25m max)
Door to BALCONY, radiator with feature cover, double glazed windows, open plan to -

KITCHEN:
12'7" x 6'11" (3.84m x 2.11m)
Refitted and comprising range of eye and base level units, work surfaces, inset hob with extractor over, fitted oven and with cupboards above and below, integrated fridge and freezer, integrated dishwasher, spotlights.

MASTER BEDROOM:
12' x 9' (3.66m x 2.74m)
Double glazed window, built-in wardrobe, radiator, door to -

EN-SUITE SHOWER ROOM:
Luxury suite comprising shower cubicle, vanity unit with inset wash hand basin and low level w.c., shaver point.

BEDROOM TWO:
12'2" max x 10'4" max (3.71m max x 3.15m max)
Double glazed window, radiator.

BATHROOM:
7'4" x 6'11" (2.24m x 2.11m)
Refitted and comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin and low level w.c., radiator, tiled flooring.

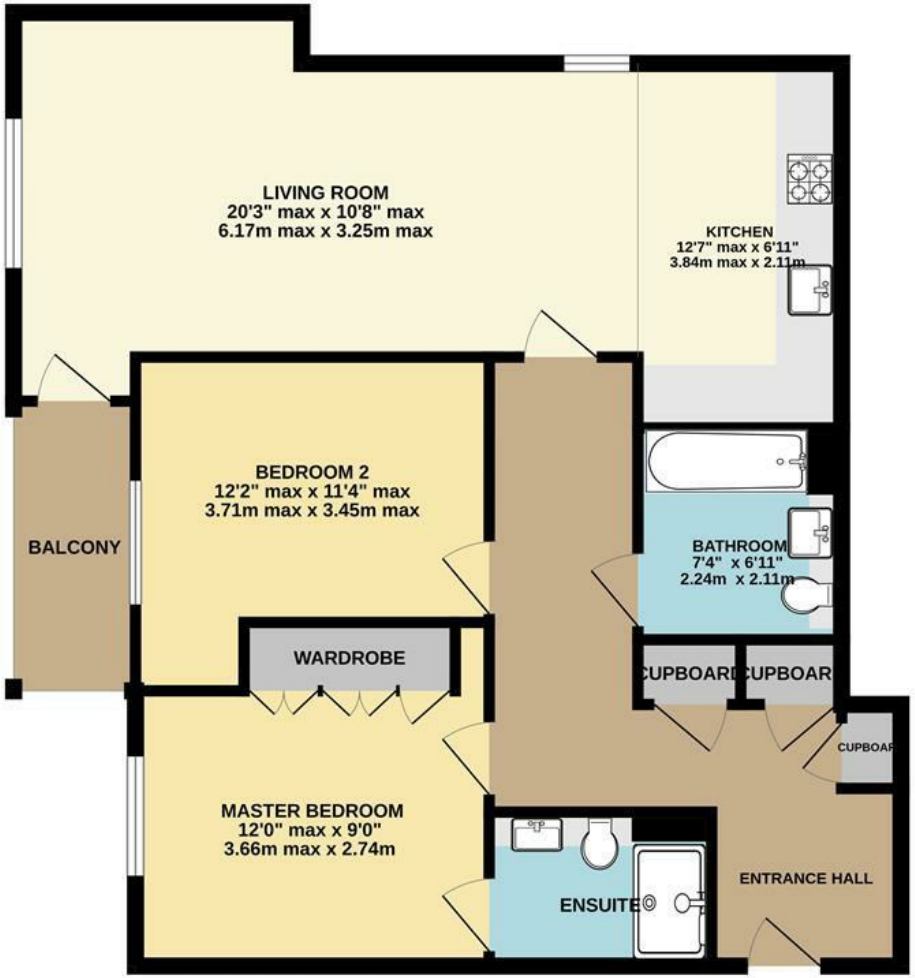
OUTSIDE:
Designated parking space and a separate visitors permit.

LEASE DETAILS:
Approximately 147 years remaining , Ground rent - £300.00 per annum. Reviewed every 10 years. Next review date is 2027 and is based on RPI. Service charge - £1377.00 per annum reviewed annually in May. 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.

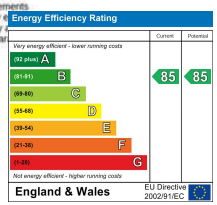
FIRST FLOOR
877 sq.ft. (81.5 sq.m.) approx.

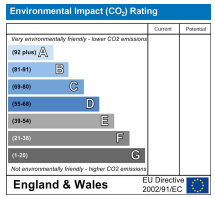


2 BEDROOM APARTMENT

TOTAL FLOOR AREA : 877 sq.ft. (81.5 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 other ite aken for any omission or mis-statement. This plan is for d as such by prospective purchaser. The services, system d and no guar as to their ope Mac





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.