



Treetop Avenue, Hounsome Fields, Basingstoke, RG23 7GN  
**£235,000**

## Treetop Avenue, Hounsome Fields, Basingstoke, RG23 7GN

CHEQUERS are pleased to market this well presented first floor apartment set on the Hounsome Fields development. The accommodation includes two double bedrooms, bathroom, 18'7 x 15'9" lounge/kitchen/dining room. Built in 2022 with 6 years remaining on the NHBC warranty, an early viewing is recommended. (draft particulars - awaiting vendors approval).

Purchasers are able to buy any percentage from 28% to 100% - ask agent for further details.

### COMMUNAL ENTRANCE HALL:

Secure key fob and entry phone system, stairs to first floor, personal front door to -

### ENTRANCE HALL:

Double glazed window, radiator, tcuboard with small electric heater, cupboard housing Vent Axia air filtration unit.

### LIVING/KITCHEN/DINING ROOM:

18'7" x 15'9" (5.66m x 4.80m)

LIVING/DINING AREA - double glazed window, French doors to Juliet balcony, two radiators, air vent, Sky t.v point.

KITCHEN AREA - Range of eye and base level units, work surfaces, inset sink unit, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, concealed wall mounted combi boiler, air vent.

### BEDROOM ONE:

16'2" x 9'1" (4.93m x 2.77m)

Front aspect, double glazed window, French doors to Juliet balcony, radiator.

### BEDROOM TWO:

12'9" x 11' (3.89m x 3.35m)

Rear aspect, double glazed window, radiator, built-in wardrobes with dressing table unit.

### BATHROOM:

7' x 7' (2.13m x 2.13m)

White suite comprising panel enclosed bath with riser and raindrop shower over, glass shower screen, low level w.c., pedestal wash hand basin, radiator, air vent.

### OUTSIDE:

Allocated parking space plus visitor parking.

### LEASE DETAILS:

We have been advised there are approximately 246 years remaining on the lease. Ground rent, maintenance and buildings insurance - £149.50 per month - to be reviewed April 2026. Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

Band B

### MONEY LAUNDERING REGULATIONS:

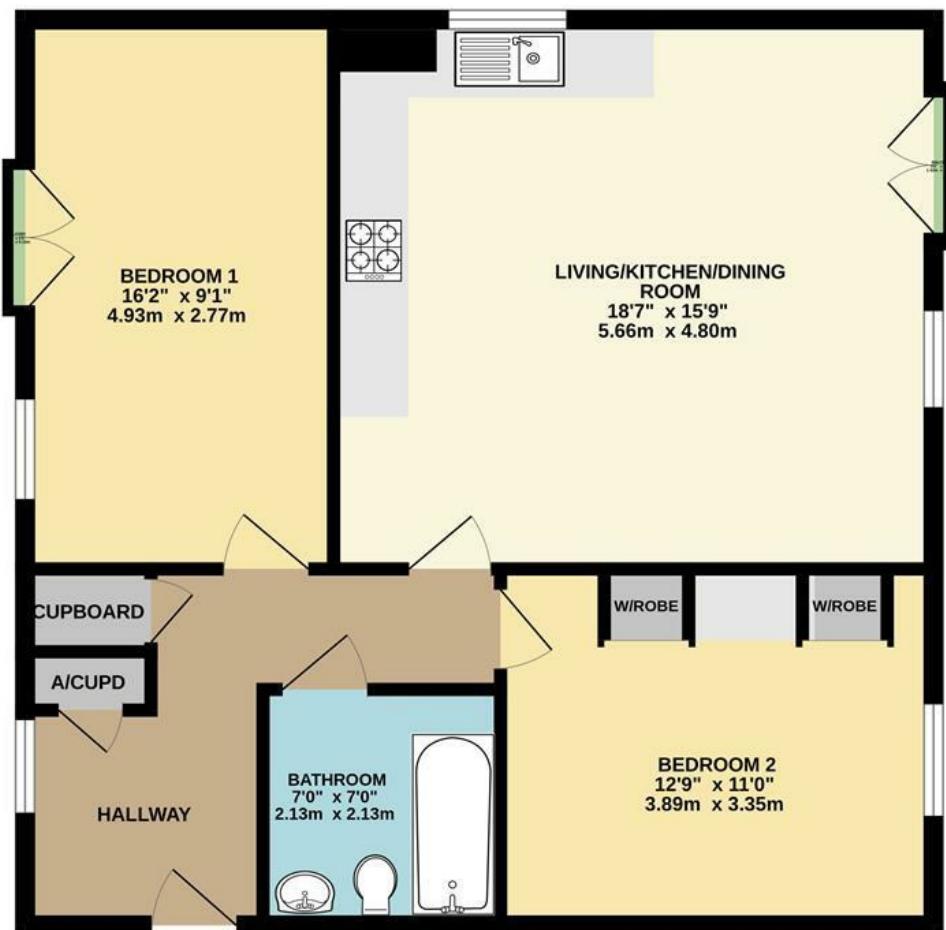
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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  
711 sq.ft. (66.0 sq.m.) approx.



2 BEDROOM 1ST FLOOR APARTMENT

TOTAL FLOOR AREA: 711 sq.ft. (66.0 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 items are approximate and may be subject to error, omission or mis-statement. This plan is for illustrative purposes only and does not constitute a legal guarantee as to the operability of any item.

Made with Metr



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(89-80)	C		
(80-60)	D		
(55-50)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92-100)	B		
(89-80)	C		
(55-40)	D		
(21-30)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

EU Directive 2002/91/EC

England & Wales



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