



Robertson Way, Chapel Hill, Basingstoke, RG21 6BJ  
**Guide Price £250,000**



## Robertson Way, Chapel Hill, Basingstoke, RG21 6BJ

CHEQUERS are pleased to offer for sale this 2nd floor apartment in a popular area, close to the town centre and main line railway station. Offering generously sized accommodation of living room with balcony, kitchen area, master bedroom with en-suite, further double bedroom and a bathroom. Viewing is recommended. (draft particulars - awaiting vendors approval)

### COMMUNAL ENTRANCE HALL:

Stairs to second floor. Front door to -

### ENTRANCE HALL:

Radiator, storage cupboards, entry phone system.

### LIVING ROOM:

20'3" max x 10'8" max (6.17m max x 3.25m max)

Double glazed door to BALCONY, radiator, open plan to -

### KITCHEN:

12'7" x 6'11" max (3.84m x 2.11m max)

Range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, integrated oven and hob with extractor over, fridge and freezer, dishwasher, wall mounted boiler.

### MASTER BEDROOM:

12' max x 9' max (3.66m max x 2.74m max)

Double glazed window, radiator, door to -

### EN-SUITE SHOWER ROOM:

Suite comprising shower cubicle, low level w.c., wash hand basin, radiator.

### BEDROOM TWO:

12'2" max x 11'4" max (3.71m max x 3.45m max)

Double glazed window, radiator.

### BATHROOM:

7'4" x 6'11" (2.24m x 2.11m)

White suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin, low level w.c., wash hand basin.

### OUTSIDE:

Allocated parking and visitors permits are available.

### LEASE DETAILS:

The vendor advises us there is 143 years remaining

Ground Rent is £300 per Annum - Reviewed every 10 years. Next review date is 2027 and is based on RPI.

Service charge £595.09 per 6 months - reviewed annually in May.

Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

Band C

### 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.



SECOND FLOOR



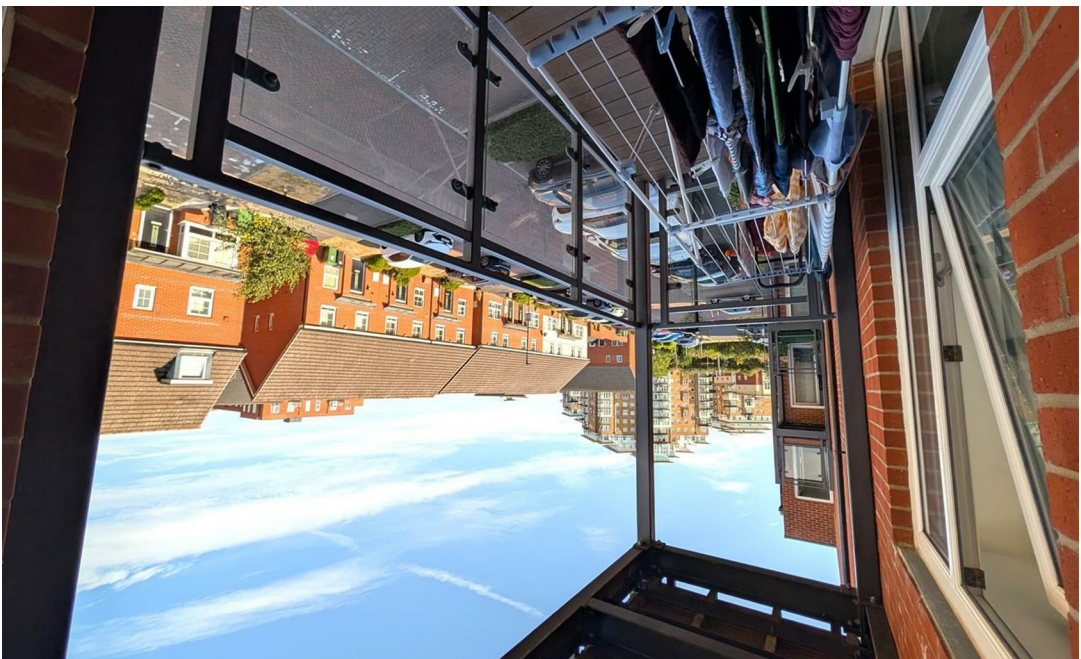
2 BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other item are taken for any purpose and no guarantee is given as to their accuracy. The services, systems and equipment are shown as to their open market value.



| 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                                     |                         |
| 35-39 G                                     |                         |
| Not energy efficient - higher running costs |                         |
| 85                                          | 85                      |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| 92-100 A                                                        |                         |
| 81-91 B                                                         |                         |
| 69-80 C                                                         |                         |
| 55-68 D                                                         |                         |
| 49-54 E                                                         |                         |
| 41-48 F                                                         |                         |
| 35-39 G                                                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
|                                                                 |                         |
| 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.