



Lillymill Chine, Chineham, Basingstoke, RG24 8JT  
Offers In Excess Of £210,000

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this well presented apartment in a popular location on the outskirts of Chineham, close to local amenities. Viewing is essential to appreciate all on offer - 17' living room, modern kitchen, master bedroom with Jack n Jill bathroom and further double bedroom. Other features include double glazing, gas radiator heating and allocated parking.

### ENTRANCE HALL:

Radiator with feature cover, entry phone system, cloaks cupboard.

### LIVING ROOM:

17'7" x 11'7" (5.36m x 3.53m)

Radiator, heating thermostat, sliding double glazed doors with Juliet balcony.

### KITCHEN:

11'11" max x 8'2" max (3.63m max x 2.49m max)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, radiator, appliance space.

### MASTER BEDROOM:

17' x 10' max, 7' min (5.18m x 3.05m max, 2.13m min)

Front aspect, double glazed window, radiator with feature cover, door to -

### JACK n JILL BATHROOM:

8'6" x 7'1" (2.59m x 2.16m)

White suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin, tiled surrounds, extractor fan.

### BEDROOM TWO:

11'10" max x 10'6" max (3.61m max x 3.20m max)

Rear aspect, double glazed window, radiator.

### OUTSIDE:

The property benefits from communal grounds with allocated parking to the rear of the development.

### LEASE DETAILS:

We have been advised there are approximately 129 years remaining on the lease. Ground rent - £169.40 (£87.40 paid twice per annum). Service charge - £1675.86 per annum (£279.31 paid monthly for 6 months, January through to June/July) - reviewed annually in November. Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

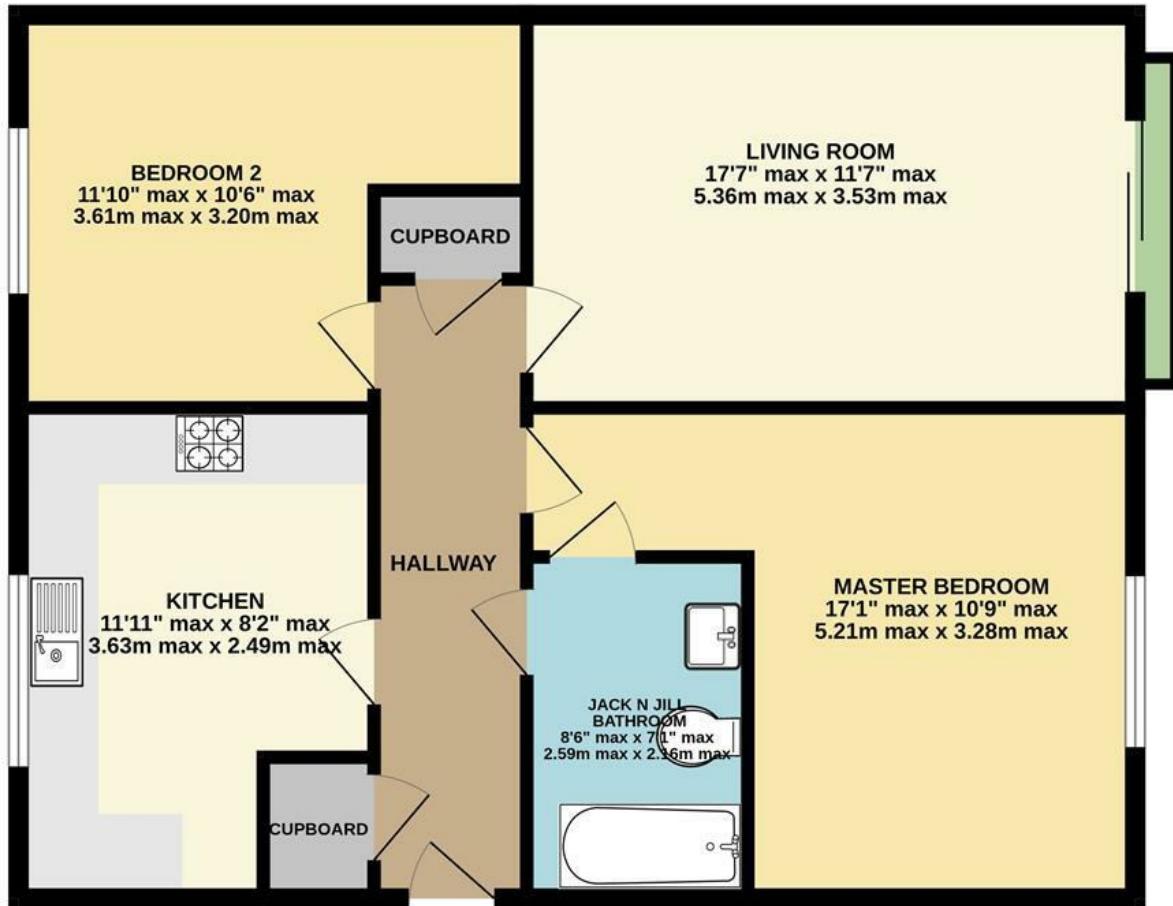
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



FIRST FLOOR  
819 sq.ft. (76.0 sq.m.) approx.



## 2 BEDROOM APARTMENT

TOTAL FLOOR AREA: 819 sq ft (76.0 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 an omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon by a prospective purchaser. The services, systems and efficiencies shown as to their operability and efficiencies can be misleading. **Markright Management** Ltd. accept no responsibility for any inaccuracies.



Energy Efficiency Rating

Rating	Value	Current	Previous
Very energy efficient - lower running costs	92 plus	A	
	(91-88)	B	
	(89-80)	C	
	(55-48)	D	
	(39-34)	E	
	(21-18)	F	
	(1-14)	G	

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions	Green	Green
(92 plus)	A	Green
(81-91)	B	Green
(70-80)	C	Green
(55-69)	D	Green
(33-54)	E	Green
(21-33)	F	Green
(1-20)	G	Red
Not environmentally friendly - higher CO2 emissions	Red	Red



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 you are considering purchasing some of the properties (including power points) of 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.

[www.chequersestateagents.co.uk](http://www.chequersestateagents.co.uk)

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