



Brookvale School, Millennium Court, Basingstoke, RG21 7RB

Guide Price £300,000



CHEQUERS

Independent Estate Agents



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NO ONWARD CHAIN - CHEQUERS are delighted to market this well presented terraced home which forms part of the Brookvale School development. The ground floor offers entrance hall, cloakroom, lounge/dining room and kitchen with integrated appliances. The first floor has a master bedroom with en-suite bathroom, further double bedroom and a shower room. Externally there is a garden and two allocated parking space. Located in the popular Brookvale area within 10 - 15 minute walk to the main line station (Waterloo 45 minutes) and Festival Place, a prompt viewing is recommended.

ENTRANCE HALL:

Double glazed composite front door, radiator, vinyl plank flooring through to the cloakroom, entry phone system, home security system, stairs to first floor.

CLOAKROOM:

Low level w.c., wash hand basin with light over, shaver point, radiator, extractor fan.

LOUNGE/DINING ROOM:

16' max x 13'6" max (4.88m max x 4.11m max)

Triple aspect, double glazed windows, double glazed door to garden, three radiators, open to -

KITCHEN:

10'10" x 6'5" (3.30m x 1.96m)

Side aspect, double glazed window, range of eye and base level units, inset 1.5 bowl sink unit, fitted oven and hob with extractor over, integrated fridge/freezer and microwave, integrated dishwasher, plumbing for washing machine, inset spotlights, kick board heater, tiled flooring.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, radiator, access to loft space.

MASTER BEDROOM:

12'7" x 10'10" (3.84m x 3.30m)

Front aspect, double glazed window, feature circular window, built-in double wardrobe, radiator, door to -

EN-SUITE BATHROOM:

7'3" x 4'10" (2.21m x 1.47m)

Suite comprising panel enclosed bath with shower

over, pedestal wash hand basin with shaver point/light over, low level w.c., heated towel rail, inset spotlights, extractor fan.

BEDROOM TWO:

15'10" max x 13' max (4.83m max x 3.96m max)

Front aspect, twin double glazed windows, built-in wardrobe, two radiators.

SHOWER ROOM:

5'9" x 5'5" (1.75m x 1.65m)

White suite comprising corner shower cubicle, low level w.c., pedestal wash hand basin with shaver point/light over, heated towel rail, inset spotlights.

GARDEN:

There is a patio leading to lawned area, flower borders, enclosed by wrought iron fencing and side gate. Two allocated parking spaces.

LEASE DETAILS:

We have been advised there are approximately 975 years remaining on the lease. Peppercorn ground rent. Maintenance - £2015.17 per annum. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band E

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.

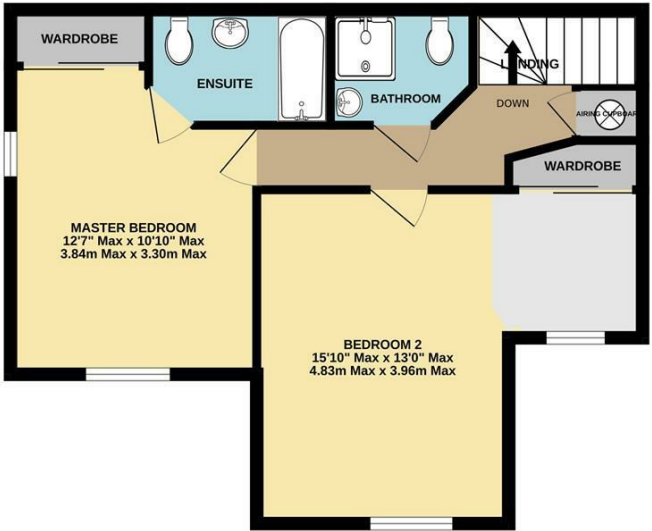
REFERRALS:

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.



GROUND FLOOR

1ST FLOOR



2 BEDROOM TERRACED HOUSE

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 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
Very energy efficient - lower running costs	
92-100	A
81-91	B
69-80	C
55-68	D
43-54	E
31-42	F
13-20	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
92-100	A
81-91	B
69-80	C
55-68	D
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