



Vivian Road, Oakridge, Basingstoke, RG21 5LA
Guide Price £190,000



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LONG LEASE - CHEQUERS are pleased to market this well presented two bedroom first floor apartment, conveniently located for local amenities, the town centre and main line station. The accommodation includes living room with east facing balcony, fitted kitchen, two well proportioned bedrooms and a modern bathroom. Further benefits include double glazing, gas radiator heating and 168 year lease. (draft particulars - awaiting vendors approval)

COMMUNAL HALLWAY:

Stairs to first floor, personal front door to -

ENTRANCE HALL:

Airing cupboard, radiator.

LIVING ROOM:

16' x 12'7" (4.88m x 3.84m)

Double glazed window, double glazed door to BALCONY, radiator, access to -

KITCHEN:

8'9" x 8'7" (2.67m x 2.62m)

Double glazed window, range of eye and base level units, roll edged work surfaces, inset sink, cooker point, plumbing for washing machine, appliance space, larder cupboard.

BEDROOM ONE:

15' x 8'6" (4.57m x 2.59m)

Double glazed window, radiator.

BEDROOM TWO:

11'3" x 7'1" (3.43m x 2.16m)

Double glazed window, built-in double wardrobe, radiator.

BATHROOM:

7'1" x 5'7" (2.16m x 1.70m)

Double glazed window, suite comprising panel

enclosed bath with mixer tap and shower over, pedestal wash hand basin, shaver/light point, low level w.c., radiator, extractor fan.

OUTSIDE:

1 allocated parking space to the rear - numbered 2

LEASE DETAILS:

We have been advised there are approximately 168 years remaining on the lease. Maintenance - £970.80 per annum. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

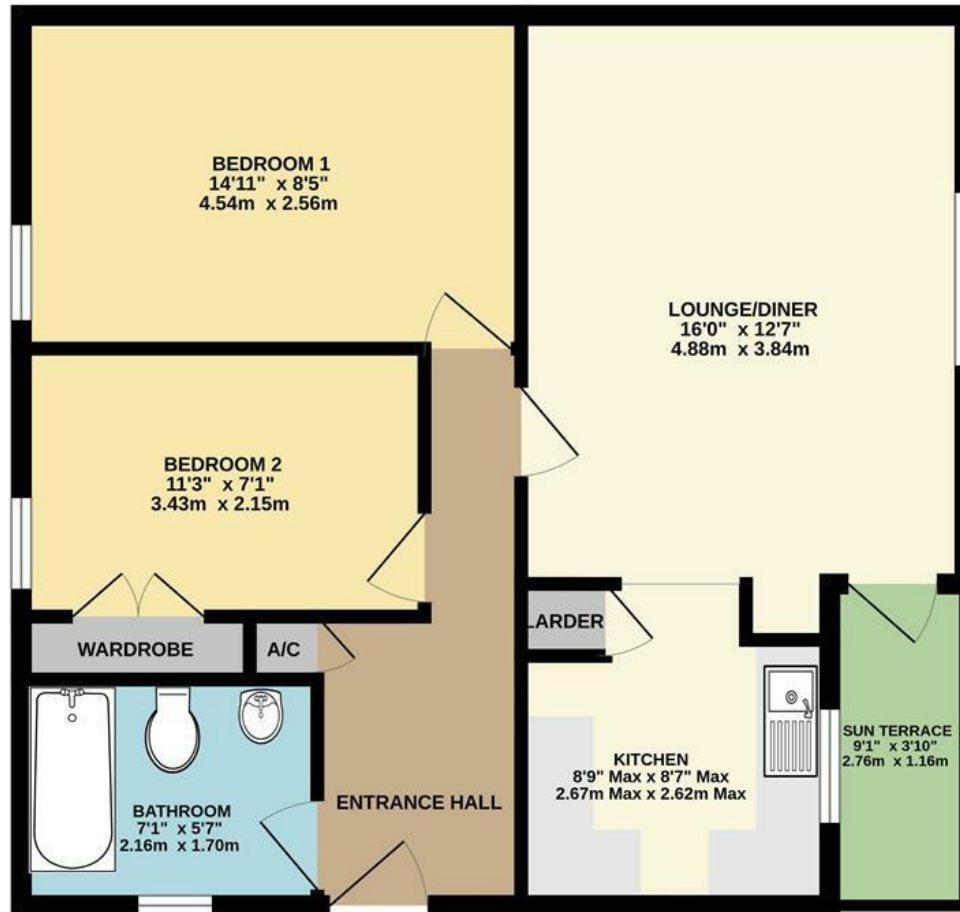
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



2 BEDROOM 1ST FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and should not be relied upon for any purpose. This plan is for illustrative purposes only and is not intended to be a contract. The prospective purchaser should verify the services, systems and appliances as to their operability or efficacy. Made with Metrop.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
35-39 G	
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