



£ 65000

1 Bed Retirement Property, Oakfields, Lychpit, Basingstoke

Barons Estate Agents are delighted to present this one bedroom, 1st floor apartment situated within the popular Oakfields development. The property is for over 55's and offers independent living. The apartment itself features a hallway with a large cupboard, one double bedroom with a built in wardrobe, a bathroom, spacious living room and kitchen. The development itself offers a secure entry system, ample parking, a communal lounge, laundry room, a lift and spacious, well maintained gardens. An early viewing would be strongly recommended by the vendor's sole agent.

Location

This property is situated within the quiet residential area of Lychpit. Offering easy access to all of Basingstoke's amenities, which include Festival Place, Schools, Colleges and a mainline railway to London Waterloo. There are local facilities available at the Chineham shopping centre, which includes a Marks & Spencer's, Tesco and takeaway food establishments. Situated on the eastern edges of Basingstoke, this property offers easy access to the countryside and villages such as Old Basing. The A33 and M3 are easily accessible along with the main line railway to London Waterloo.

Tenure

Leasehold

Length - 60 Years Remaining Approx.

Ground Rent/Service Charge - £289.12 PCM appox.

Council Tax

Tax Band A

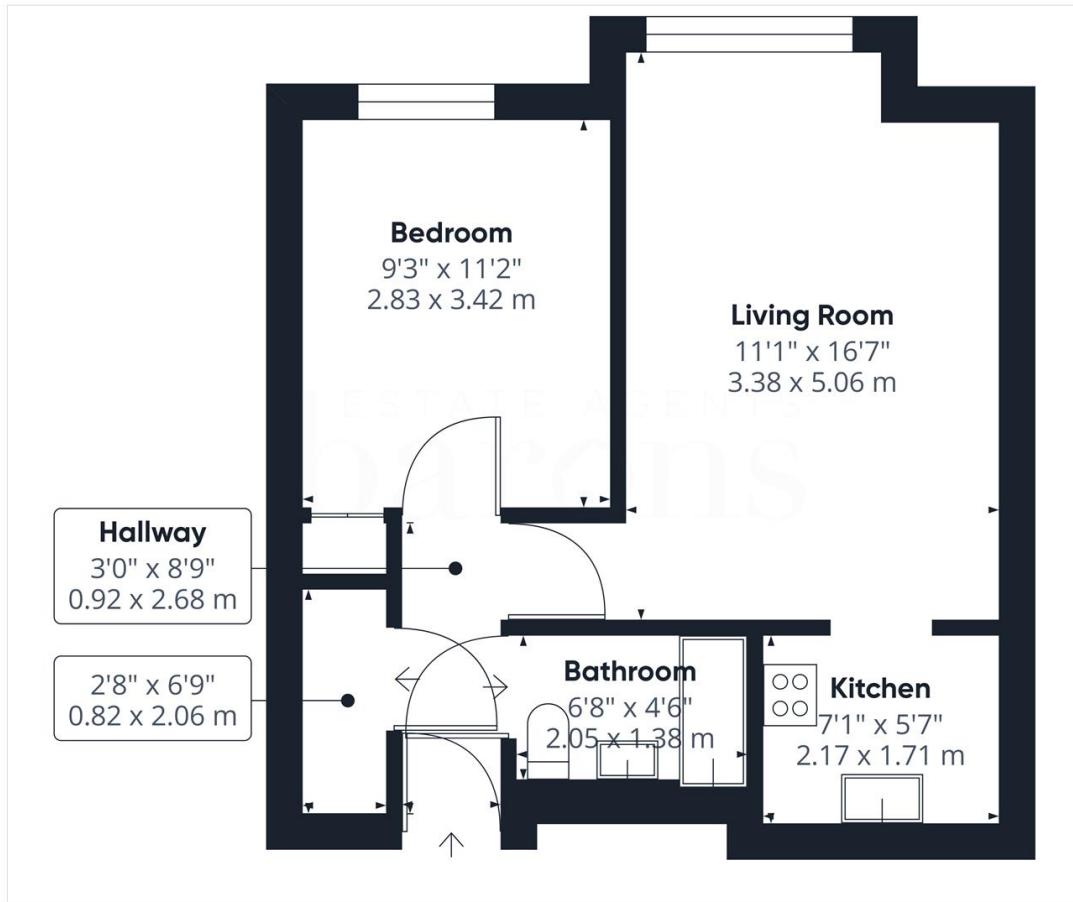
Extra Services

Barons Estate Agents 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.

▲ KEY POINTS & FEATURES

- ▲ Over 55's Retirement Apartment
- ▲ Spacious Living Room
- ▲ Independent Living
- ▲ 1st Floor
- ▲ Kitchen
- ▲ NO ONWARD CHAIN
- ▲ One Bedroom
- ▲ Bathroom
- ▲ Cash Buyers Only





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Approximate total area¹⁾
409.57 ft²
38.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 