



Longcroft Road

Kingsclere Hampshire RG20 5TP

Description

This spacious one bedroom first floor flat is offered for sale with NO ONWARD CHAIN and a LEASE EXTENSION. It should appeal to first time buyers and investors alike. Kingsclere is a popular village between Basingstoke and Newbury with a good range of facilities including pubs, shops and a primary school.

There is a central hallway with the double bedroom being off to the right. Next along is the living room with the kitchen at the far end of the hall. This has wall and base cupboards, worksurfaces, appliance space and a breakfast bar. The bathroom has a modern white suite with a shower end bath with a shower and screen over. Completing the accommodation is a useful study.

The property has a gas fired combi boiler supplying the heating and hot water.

The property is leasehold with a 127 year term from 1980. The sellers are in the process of having the lease extended to 990 years from 1982 and have stated that the annual service charge and ground rent are £530 and £10 respectively. These figures will need to be verified by the purchasers Solicitors.



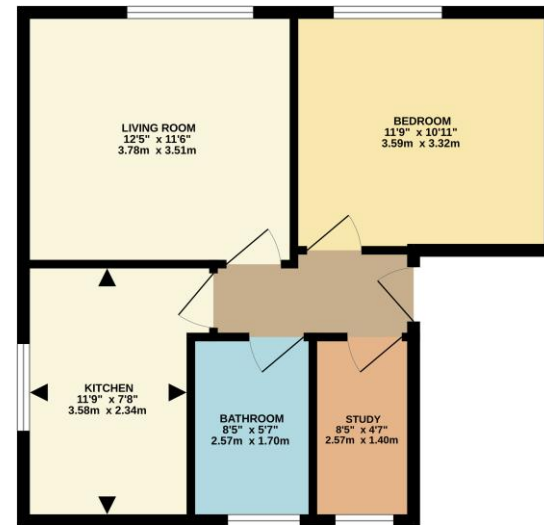
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Accommodation

Hallway
Living room
Study
Kitchen
Bathroom
On-street parking – not allocated
Leasehold – being extended to a 990
year term from 1980

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FIRST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA - 485 sq.ft. (45.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of length, volume, capacity and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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