



NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this one bedroom apartment, situated within the highly regarded Oakfields over-55's retirement development in Lychpit.

The development has a strong community feel and an onsite warden with the added benefit of an emergency pull cord system in the property itself. Being located on the second floor this property offers added security and access to a lift allows it to be convenient for easy living.

The accommodation is well thought out and comprises of an entrance hallway, a bright spacious living room, fitted kitchen, ample double bedroom with built in storage and a wet room with a practical fold out seat and electric shower.

The well-managed development, offers residents a range of excellent communal facilities including a communal lounge, dining room, and laundry room. Externally the beautifully maintained communal garden is a perfect place to enjoy a coffee with your neighbours and there is ample parking available for both residents and visitors.

Location: Oakfields is located in a quiet cul-de-sac within Lychpit. The area offers many amenities including a local Tesco express and bus stops within a short walk. Chineham Shopping Centre is also nearby, and Basingstoke town centre offers diverse shopping and restaurant dining within Festival Place, as well as a bus station and railway station which has a main line service to London Waterloo.

Tenure: Leasehold with circa 58 years remaining on the current lease.

Service and maintenance charge: Approximately £404 per month.

EPC Rating: C

Local Authority: Basingstoke & Deane Borough Council - Band A

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.

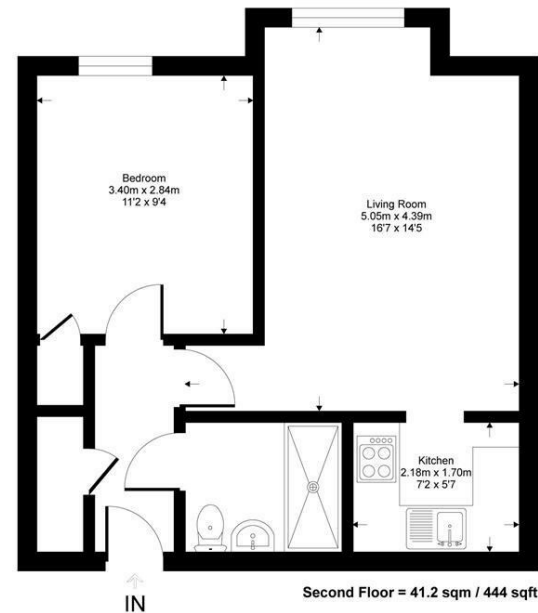




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales EU Directive 2002/91/EC		

Oakfields

Approximate Gross Internal Area = 41.2 sq m / 444 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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