

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



12 Garrett Close, Kingsclere, Newbury, Hampshire, RG20 5SD

Asking Price £160,000

Leasehold

Sansome & George - Stunning 2-bedroom Over 55's Retirement bungalow located in Kingsclere Village. This modern property offers a perfect blend of style and comfort, ideal for those seeking accessible living in a peaceful setting. The bungalow boasts a spacious layout with Entrance Hall, kitchen, living room, and two bedrooms and Shower room. This property is ideal for those seeking a tranquil lifestyle in a close-knit community. Don't miss the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the beauty and convenience this property has to offer.

EPC EER - D

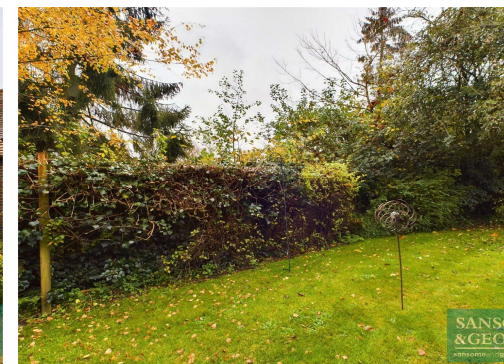
Council Tax Band - D

Council - Hampshire (Basingstoke & Deane)

Lease Term Remaining 64 years

Service Charge - £3,035.06 (which includes Building insurance)

- 2 Bedroom Retirement Bungalow
- Popular village location
- Entrance Hall
- Kitchen
- Living room with sliding patio doors
- 2 Bedrooms
- Shower Room







Approximate total area⁽¹⁾
598.05 ft²

(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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sansome and George - Basingstoke

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.