

**SANSOME  
& GEORGE**

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**2 Wakeford Court, Silchester Road, Pamber Heath, RG26 3XD**

**Auction Guide Price £90,000**

**Leasehold**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled in the heart of a Pamber Heath, this 1 Bedroom Over 55's bungalow offers a unique blend of character and modern comfort. Boasting 1 bedroom and 534 sq ft of living space, this property is ideal for those seeking an affordable yet inviting home. The spacious communal gardens provide a peaceful retreat, while resident parking ensures convenience for homeowners. The property is perfectly suited for retirement living, offering a tranquil setting and a sense of community. With its prime location and attractive features, this bungalow presents a wonderful opportunity for those looking to downsize or enjoy a relaxed lifestyle in a picturesque village setting. Don't miss out on the chance to make this property your own slice of paradise.

EPC EER - C

Council Tax Band - B

Council - Basingstoke & Deane

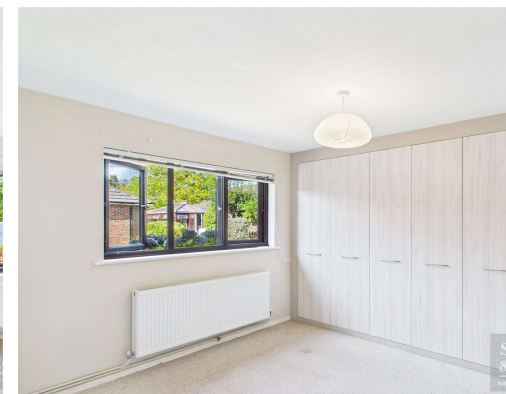
Lease - 125 years from 2004

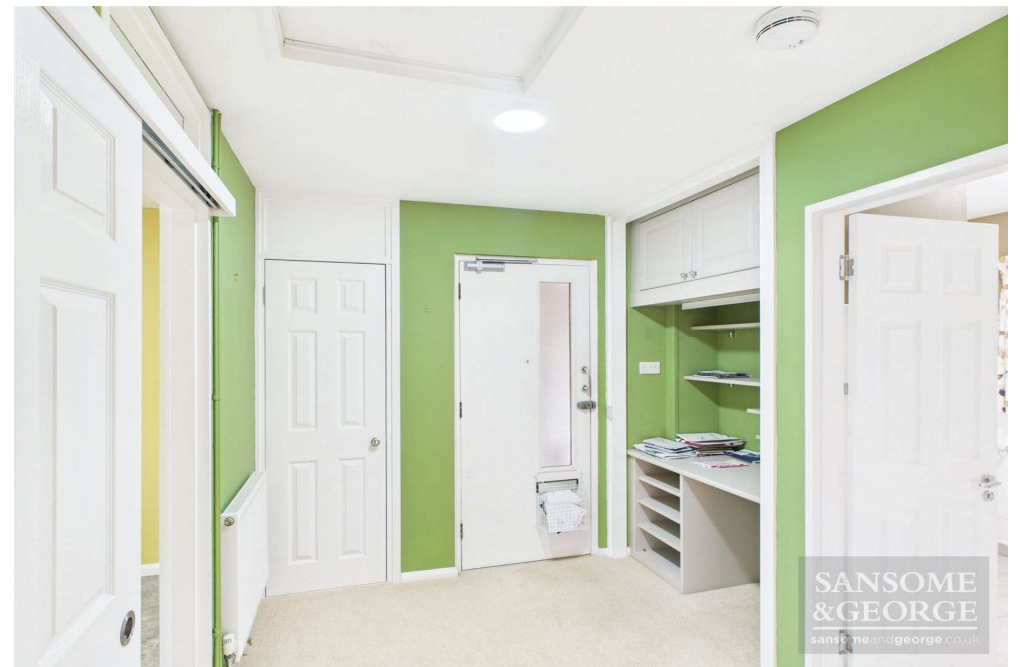
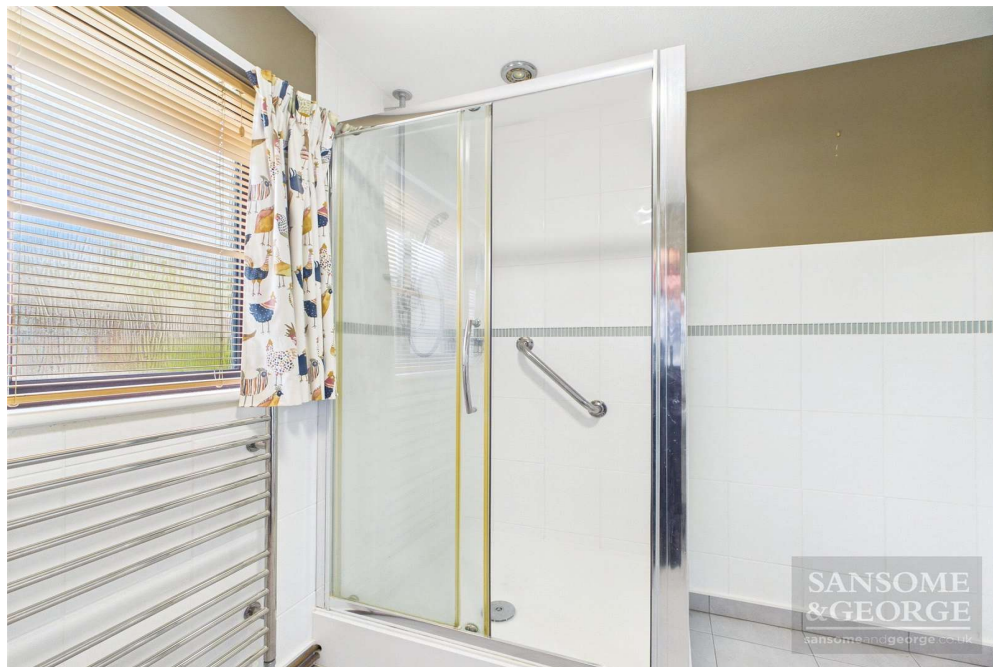
Lease term remaining - 104 years

Service charge - £2754.52 pa

Annual round rent - £216.20

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- 1 Bedroom Bungalow
- Over 55's
- Popular village location
- Entrance Hall
- Living room
- Fitted Kitchen
- Shower room
- Bedroom
- Communal Grounds







Approximate total area<sup>(1)</sup>  
534 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Sansome and George - Tadley

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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.