



Aurum Green Avenue, Chineham, Basingstoke, RG24 8AF
£102,500



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SHARED OWNERSHIP - CHEQUERS are pleased to offer for sale (50%) this well presented ground floor apartment, situated on the Aurum Green development in Chineham. Viewing is essential to appreciate the quality of the build, location and accommodation which includes living room with Juliet balcony, open plan kitchen with appliances, double bedroom and a bathroom. Further benefits include double glazing, gas radiator heating and an allocated parking space. (draft particulars - awaiting vendors approval)

COMMUNAL HALLWAY:

Security entry phone system, front door to -

ENTRANCE HALL:

Double glazed window, radiator, spotlights, airing cupboard.

LIVING ROOM:

16'3" x 14'1" max (4.95m x 4.29m max)

Double radiator, French doors with Juliet balcony, spotlights, open plan to -

KITCHEN AREA:

Comprising range of eye and base level units, roll edged work surfaces, inset sink unit, fitted oven and hob with extractor over, integrated dishwasher and washing machine, appliance space, double glazed window.

BEDROOM:

15'5" x 8'4" (4.70m x 2.54m)

Double glazed window, radiator.

BATHROOM:

9'2" x 5'2" (2.79m x 1.57m)

Double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin with mixer tap, low level w.c., heated towel rail, spotlights, tiled surrounds.

PARKING:

Numbered allocated parking space.

LEASE DETAILS:

We have been advised there are approximately 120 years remaining on the lease. Ground rent - £12.50 per month (£150.00 per annum) Service charge - £103.58 per month (£1242.96 per annum) - review date 1st October 2025.

The current monthly 'rent' for 50% purchase is £304.41

Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers 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.

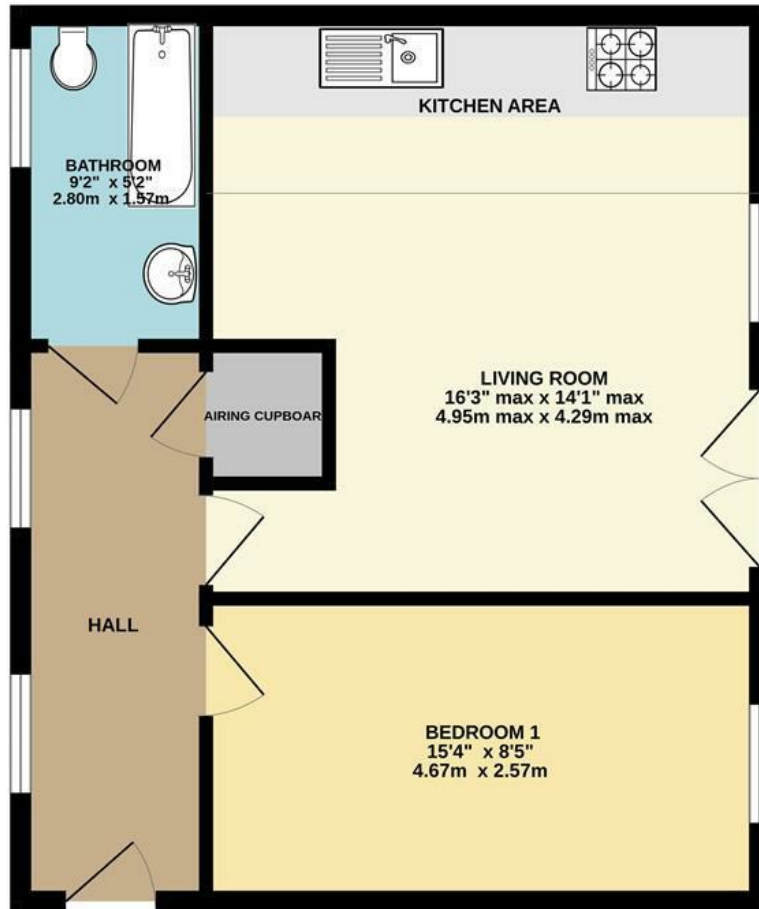
AGENTS NOTE:

When viewing, please advised if you are interested in 50% or 100% purchase.

If purchasing 50%, the current monthly rental will be £304.41 (plus your mortgage, ground rent and service charge)



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1 BEDROOM GROUND FLOOR APARTMENT

TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any omission or mis-statement. This is not to be used as a basis for any decision. The service is for information only.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	82 82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.