Guinea Court, Chineham, BASINGSTOKE, RG24 8XJ

Guide Price £145,000

CHEQUERS
Independent Estate Agents

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Chequers are pleased to offer for sale this spacious two bedroom first floor maisonette set in the heart of the popular Chineham area in close proximity to all local amenities and services. Viewing is recommended to appreciate the size of the accommodation on offer combined with the convenient location. Accommodation comprises entrance lobby with storage area, entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. The property is ideal for investment purchasers.

The popular residential are of Chineham is close to the M3 and commuter links to London. It is within easy reach of the Chineham Shopping Centre, local Dr's surgery, dental surgery and Ofsted rated 'good' primary and seconday schools.

PLEASE NOTE : The property has approximately 68 years remaining on the lease.

ENTRANCE LOBBY:
Stairs to first floor landing, large, full height storage bunker accessed from external doorway with locked door, door to :

ENTRANCE HALL
Two flights of stairs to the first floor landing, spotlights and storage area at the top of the first flight, FIRST FLOOR LANDING - access to insulated loft space, doors to all rooms, telephone point, night storage heater.

LOUNGE/DINING ROOM:
17'3" x 10'10" (5.26m x 3.30m)
Front and side aspect windows, night storage heater, wall light points, T.V point.

KITCHEN:
10'7 x 9'7" (3.23m x 2.92m)
Rear aspect window, range of built-in cupboards comprising roll edged work surfaces with cupboards and drawer units below, single drainer sink unit with mixer tap, eye level cupboards, cooker point, space and plumbing for washing machine, appliance space, part tiled wall, full height storage cupboard.

BEDROOM ONE:
14' max, 10'8" min x 9'10" (4.27m max, 3.25m min x 3.00m)
Front aspect window, built-in double wardrobe with shelves and rail, wall mounted electric heater, spotlights.

BEDROOM TWO:
12'3" max x 6'8" max (3.73m max x 2.03m max)
Rear aspect window, wall mounted electric heater.

BATHROOM:
6'10" x 6'7" (2.08m x 2.01m)
Three piece suite comprising panelled enclosed bath with mixer tap and shower attachment, W.C., pedestal wash hand basin, tiled splashbacks, airing cupboard with shelving and boiler, heated towel rail, extractor fan, wall mounted electric heater.

OUTSIDE:
Storage area, one allocated parking space.

LEASE DETAILS:
We have been advised that there are approximately 68 years remaining on the lease. Ground rent and maintenance costs are approximately £1028 per year. Prospective purchasers should ask their solicitor to verify these details.

DIRECTIONS:
From Binfields (Tesco) roundabout, take the 2nd exit (straight on) onto the A33 Reading Road and at the traffic lights take the left hand turning into Thornhill Way. At the roundabout take the second exit (straight on) and at the next roundabout, take the 1st exit into Bowman Road. Guinea Court is the first turning on the right hand side just past the dentist surgery and small parade of shops.

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 Estate Agents recommend Michael Usher Mortgage Services to clients and purchasers. Should their services be taken up Chequers Estate Agents receive a percentage of the mortgage brokers commission.

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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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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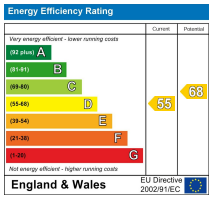

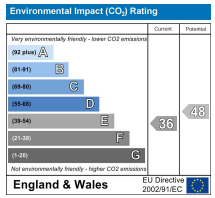

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NAEA National Association of Estate Agents
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The Property Ombudsman

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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 propertyIn 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.