



Guinea Court, Chineham, Basingstoke, RG24 8XJ

£180,000 - Leasehold

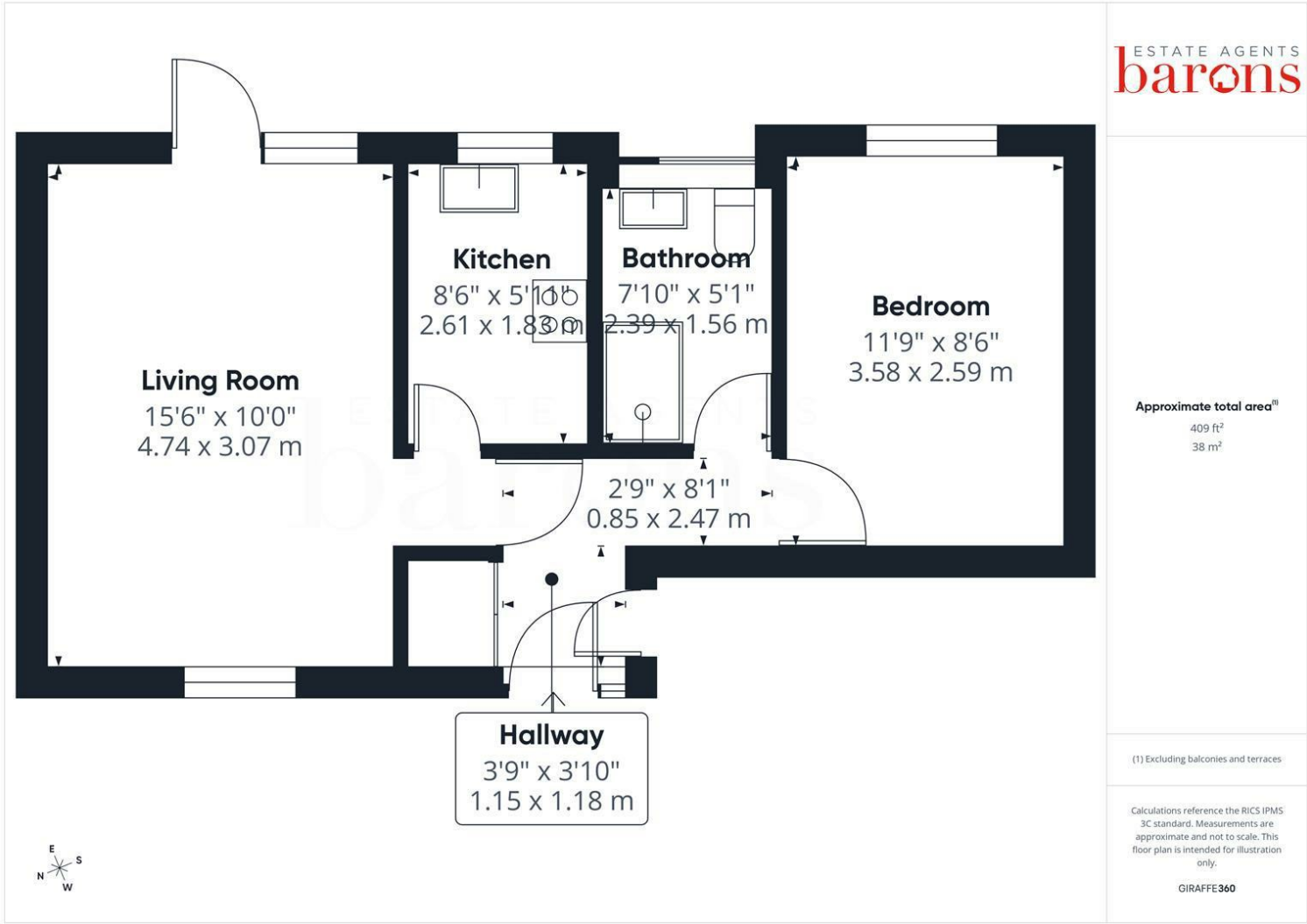




Barons Estate Agents are delighted to offer to the market with NO ONWARD CHAIN, this 1 bedroom ground floor maisonette situated on the popular Chineham development. The property benefits from an entrance hall, a 15 ft living room with French door leading to the communal garden, a double bedroom, refitted kitchen with built in appliances and refitted shower room. Further benefits include; double glazing, heating, and allocated parking to the front of the property An early viewing is highly recommended by the owners sole agent. .

### Key Points and Features

- NO ONWARD CHAIN
  - Refitted Shower Room
  - Sought After Area
- Double Bedroom
  - Comunal Garden
  - Close to Amenities
- Refitted Kitchen
  - Allocated PARKING



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Location**  
Guinea Court is in Chineham, one of Basingstoke's most desired residential areas. Amenities near by include Chineham shopping centre which offers an Iceland, Marks & Spencer, Tesco and a host of other shops and restaurants. Basingstoke town has an abundance of amenities which include the award winning Festival Place shopping centre along with a vast selection of eateries, theatres, a museum and bars. There is a mainline train to London Waterloo in 45 minutes, A33 and M3 access within a short drive along with the beautiful Hampshire countryside offering walks, golf courses, historical sites and local pubs.

**Local Authority**  
Basingstoke & Deane Borough Council

**Council Tax**  
Tax Band B

**Viewing Arrangements**  
Strictly by appointment with Barons Estate Agents

**Tenure**  
Leasehold:  
151 Years remaining on the lease  
Service Charge & Ground Rent £975.10 P.A including building insurance

**Extra Services**  
Barons Estate Agents 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.