



60 Binfields Close Chineham, Basingstoke, Hampshire

Offering the best of both worlds for the over 55s, this nicely presented 1 bedroom apartment includes a lounge taking full advantage of a south facing aspect, a fitted kitchen and a shower room with a double shower cubicle and power shower. It sits amongst a limited variety of properties with the south Chineham shopping centre and regular bus services at the end of the road. No onward chain.

FOR SALE
£125,000 LEASEHOLD

69a The Street, Old Basing, Basingstoke, Hampshire, RG24 7BY
Tel: 01256 816 806
W: www.waynesimons.co.uk
E: info@waynesimons.co.uk



A partly glazed recent front door (with intercom and phone entry) opens into the lower entrance hall where newly carpeted stairs rise to the first floor.

A further partly glazed door opens into the lounge which features a fireplace with electric fire, a recently replaced night storage heater and a south facing outlook.

A partly glazed door opens into the fitted kitchen which includes a range of base and wall units, recent solid oak flooring and where an automatic washing machine, a dishwasher, a fridge and a freezer can be subject to negotiation.

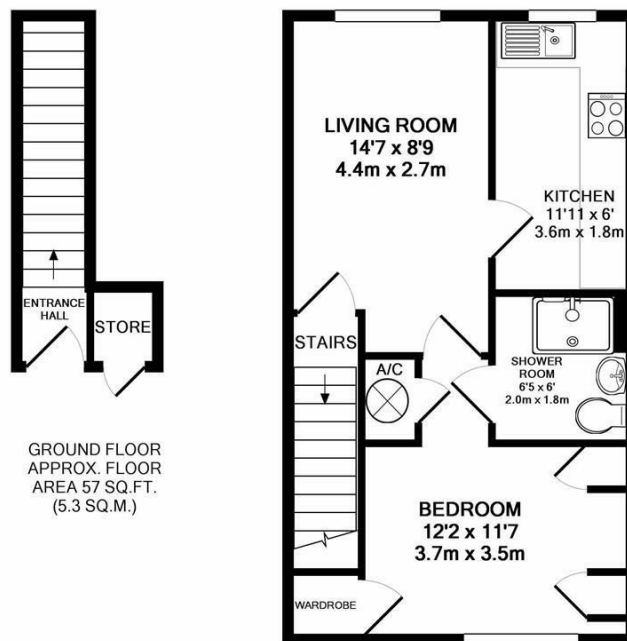
On entering the double bedroom with wall to wall built in wardrobes, above cupboards, a further wardrobe and a recently replaced heater, you pass an airing cupboard with a recent fully lagged tank and twin immersion heater.

The shower room includes a double shower cubicle with a power shower, fully tiled walls, a heated towel radiator and tiled flooring.

Parking is communal.

The gardens are communal and maintained by the management company, Hanover Housing Associations and is part of the monthly maintenance charge.

Tenure : Leasehold with all external issues, a site warden and building insurance at a monthly cost of £124.35



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 448 SQ.FT. (41.6 SQ.M.)

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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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			
		73	79
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		58	67
EU Directive 2002/91/EC			
England & Wales			

Disclaimer: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floor plan provider. Therefore the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.