



Appian Way Oram Green, Chineham, Basingstoke, RG24 8BH

£180,000 - Leasehold



\*\*\* 50% SHARED OWNERSHIP PURCHASE \*\*\*

Barons Estate Agents are delighted to present to the market this two bedroom semi detached family home, built in 2018. Internally on the ground floor, the property benefits from a large entrance hallway, cloakroom, modern kitchen/dining room and lounge. Upstairs there are two double bedrooms and family bathroom. Externally, the property boasts two driveway parking spaces, a larger than average enclosed rear garden. With the added benefits of gas central heating, double glazing throughout and approximately 4 years remaining on an NHBC warranty. Early viewing is strongly advised by the vendor's sole agent.

Key Points and Features

- Shared Ownership (50% Share)
- Lounge
- 2 Allocated Parking Spaces
- NO ONWARD CHAIN
- Kitchen/Dining Room
- Sought After Location
- Semi Detached
- Family Bathroom
- Rarely Available



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

**Location**  
Aurum Green is a prestigious development situated to the north of Basingstoke. Amenities nearby 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.

Service Charge: £13 PCM  
Rent: £485 PCM

**Local Authority**  
Basingstoke & Deane Borough Council

**Council Tax**  
Band C

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

**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.

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**Tenure**  
Leasehold: 120 Years remaining on the Lease