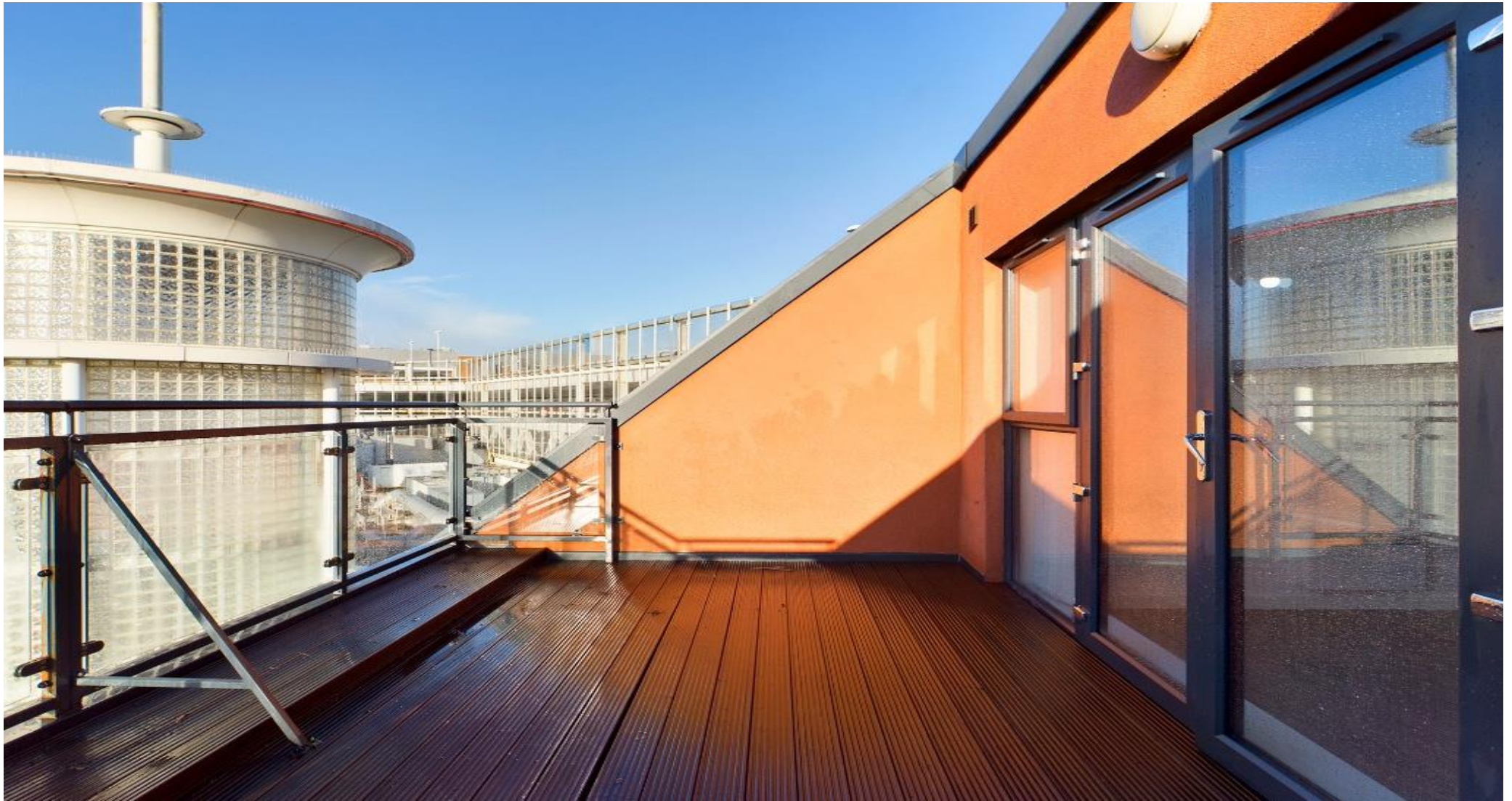




Wote Street, Town Centre, Basingstoke

Offers in excess of £155,000

BELVOIR!



PROPERTY

This modern fourth floor apartment with stunning terrace/patio is situated immediately adjoining the Festival Place shopping centre at the heart of the town centre as well as within a short distance of local parks and open spaces.

ACCOMMODATION

From the communal hallway, a lift provides convenient access to all floors. Upon entering the apartment on the fourth floor, you proceed into a hall which serves all the rooms. The modern kitchen and living area provides a superb, sociable space for entertaining and there is a door to the patio terrace to enhance the reception space in the summer months. The main bedroom is of generous proportions and there is a fitted bathroom.

LOCATION

The property is situated in Wote Street, immediately next door to one of the entrances of the Festival Place shopping centre. The town centre provides an extensive range of retail and leisure facilities and there are also excellent transport links via the A339, A340 and M3 junctions 6 and 7. The main line railway station can be reached within 8-10 minutes' walk which offers a fast train service to London-Waterloo taking approximately 45 minutes.

LOCAL AUTHORITY Basingstoke and Deane

COUNCIL TAX BAND B

TENURE Leasehold

LEASE 118 years (valid until 2143)

SERVICE CHARGE £877.60 PA

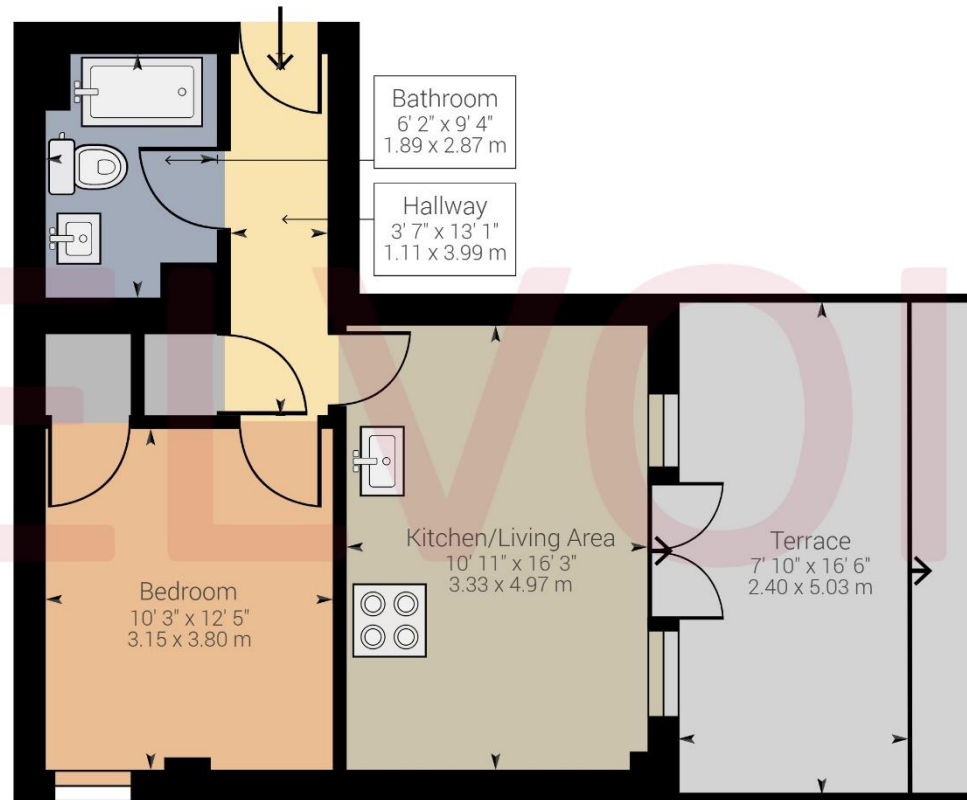
GROUND RENT £150 PA





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		





Approximate net internal area: 445.73 ft² (612.39 ft²) / 41.41 m² (56.89 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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