



Connells

Winterthur Way
Basingstoke



Property Description

Offered to the market with no onward chain is this second floor apartment. The home comprises an entrance hall with storage cupboard, open plan lounge diner with fitted kitchen, two double bedrooms and main bathroom. The property also benefits from an en-suite and Juliet balcony to the first bedroom, half-moon balcony with space for seating and one allocated parking space.

Situated in the centre of Basingstoke, on Winterthur Way, the property is within walking distance to the Festival Place Shopping Centre offering a variety of shops, restaurants, bars, convenience stores, supermarkets and entertainment facilities. There is easy access to the M3, A33 to Reading and A339 to Newbury via car, the property is also right next to the mainline Train Station to London Waterloo and Basingstoke Bus Station, making it a great location for commuting. The apartment also benefits from being near to a number of parks such as Eastrop Park and the War Memorial Park, providing opportunity for walks and fresh air.



Entrance Hall

Security entry phone system, storage cupboard and doors to:

Kitchen/ Lounge Diner

18' 6" max x 18' 3" max (5.64m max x 5.56m max)

Roll top work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drain and mixer tap, fitted four ring electric hob with extractor hood over, fitted electric oven, space for washing machine, space for slim line dishwasher, integrated upright fridge freezer, three double glazed windows to front aspect and double glazed door to half-moon balcony with space for seating.

Bedroom One

16' max x 10' max (4.88m max x 3.05m max)

Double glazed patio doors to Juliet balcony, built in wardrobe and door to:

En-Suite

Walk in shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail and extractor fan.

Bedroom Two

10' 2" max x 8' 1" max (3.10m max x 2.46m max)

Double glazed window to front aspect.

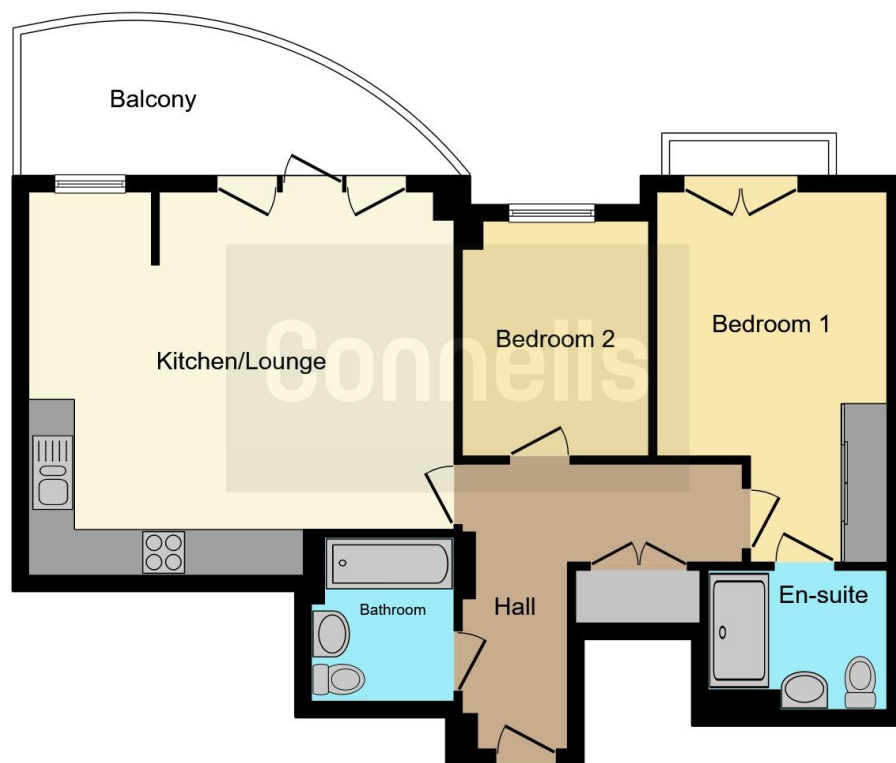
Bathroom

Panel enclosed bath with shower attachment over, low level WC, pedestal wash hand basin, part tiled walls and extractor fan.

Parking

The property benefits from one allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/BTK313193

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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