



Connells

John Hunt Drive
Basingstoke



Property Description

Offered to the market is this modern first floor apartment comprising an entrance hall, open plan living area with fitted kitchen, two double bedrooms, family bathroom and an en-suite to the first bedroom. The property also benefits from a balcony with room for outdoor seating and an allocated parking space.

Situated in the popular Everest Park development, the property benefits from being within walking distance to supermarkets, convenience stores, schools, a post office and pharmacy. Basingstoke's Town Centre is only a 30 minute walk away, housing the Festival Place Shopping Centre with a wide variety of shops, restaurants, bars, entertainment and leisure facilities such as the Vue Cinema. Also located in the Town Centre is the mainline Train Station to London Waterloo and Bus station providing links across Basingstoke and the country. There is also easy access to the M3, A33 to Reading and A339 to Newbury via car making the location perfect for commuting.



Entrance Hall

Security entry phone system, two storage cupboards and doors to:

Lounge Diner

16' 4" max x 10' 4" max (4.98m max x 3.15m max)

Double glazed French doors to balcony and open to:

Kitchen

10' 4" max x 6' 5" max (3.15m max x 1.96m max)

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drain and mixer tap, double glazed window to rear aspect, fitted four ring gas hob with electric oven under and hood over, integrated washing machine, integrated dishwasher and integrated upright fridge freezer.

Bedroom One

11' 3" max x 10' 5" max (3.43m max x 3.17m max)

Double glazed window to front aspect, built in wardrobe and door to:

En-Suite

Walk in shower cubicle, low level WC, pedestal wash hand basin, extractor fan and double glazed frosted window to front aspect.

Bedroom Two

10' 6" max x 8' 5" max (3.20m max x 2.57m max)

Double glazed window to rear aspect.

Bathroom

Panel enclosed bath with shower over, low level WC, pedestal wash hand basin, double glazed frosted window to rear aspect and extractor fan.

Parking

The property benefits from an 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/BTK313357

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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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