



**Connells**

Netherfield Place  
Priestley Road Basingstoke

# Netherfield Place Priestley Road Basingstoke RG24 9AF

for sale offers over  
**£180,000**



## Property Description

Offered to the market with no onward chain is this well-presented ground floor apartment. The property features an open plan living area with fitted kitchen, two bedrooms and a family bathroom. It also benefits from a fence enclosed, outside patio area and a gated allocated parking space. The building provides visitor parking, a bike storage shed, a lift to all floors and a concierge for parcels.

Situated just outside of the popular residential area of Rooksdown, the property benefits from being less than three miles away from the Town Centre. Basingstoke houses the Festival Place Shopping Centre, offering a variety of shops, restaurants, bars and leisure facilities, it also has the mainline Train Station with a direct link to London Waterloo. There are bus stops close to the building with regular routes into town and across Basingstoke. The local area has supermarkets, schools, parks and the North Hampshire Hospital. There is easy access to the M3, A33 to Reading and A339 to Newbury via car, making the location great for travel and commuting.



## Entrance Hall

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

## Lounge Diner/ Kitchen

20' 8" max x 11' max ( 6.30m max x 3.35m max )

Work surfaces with cupboards and drawers under and cupboards over, one bowl sink with drain and mixer tap, fitted four ring gas hob with electric oven under and hood over, space for dish washer, space for washing machine, space for upright fridge freezer, two double glazed floor to ceiling windows and double glazed door to patio area.

## Bedroom One

14' 8" max x 8' 1" max ( 4.47m max x 2.46m max )

Double glazed window to front aspect.

## Bedroom Two

11' 1" max x 8' 2" max ( 3.38m max x 2.49m max )

Double glazed window to front aspect.

## Bathroom

8' 1" max x 5' 8" max ( 2.46m max x 1.73m max )

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

## Outside

Fence enclosed patio area off the lounge with space for outdoor seating and potted plants.

## Parking

The property benefits from a gated 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: C**

**view this property online [connells.co.uk/Property/BTK313358](https://www.connells.co.uk/Property/BTK313358)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Feb 2008. 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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