



**Connells**

Winterthur Way  
Basingstoke



### Property Description

Introducing this contemporary and well-designed third floor apartment, which is offered to the market with no onward chain. The home comprises of an entrance hall, open plan living area with fitted kitchen, balcony, two double bedrooms, family bathroom and en-suite the primary bedroom. The property additionally benefits from an allocated parking space on Sundays and from the hours of 18:30pm to 8:30am during the rest of the week.

Situated in Winterthur Way, minutes away from the mainline Train Station with a direct line to London Waterloo, the property is in a great location for commuting. Basingstoke's Bus Station is also within walking distance, with routes across the town and out to local villages. The Town Centre houses the Festival Place Shopping Centre and The Malls, offering a variety of shops, restaurants, bars, convenience stores, supermarkets and entertainment facilities such as a Vue Cinema. The apartment also benefits from being within close proximity of a number of parks, providing opportunity for walks and fresh air. There is easy access to the M3, A33 to Reading and A339 to Newbury via car.



## Entrance Hall

Security entry phone system and doors to:

## Kitchen Lounge

18' max x 16' 4" max ( 5.49m max x 4.98m max )

Work surfaces with cupboards and drawers under and cupboards over, one bowl stainless steel sink with drain and mixer tap, fitted four ring electric hob with hood over, fitted electric oven and grill, fitted washer dryer, integrated fridge freezer, integrated dishwasher, double glazed window to front aspect and double glazed glass panel door to balcony.

## Bedroom One

15' 2" max x 9' 3" max ( 4.62m max x 2.82m max )

Double glazed window to front aspect.

## En-Suite

Walk in shower cubicle, low level WC and pedestal wash hand basin.

## Bedroom Two

10' 9" max x 10' 7" max ( 3.28m max x 3.23m max )

Double glazed window to front aspect.

## Bathroom

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

## Parking

The property benefits from an allocated parking space on Sundays and from the hours of 18:30pm to 8:30am during the rest of the week.





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/BTK312951](http://connells.co.uk/Property/BTK312951)**

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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