



Connells

Elmwood Parade
Basingstoke

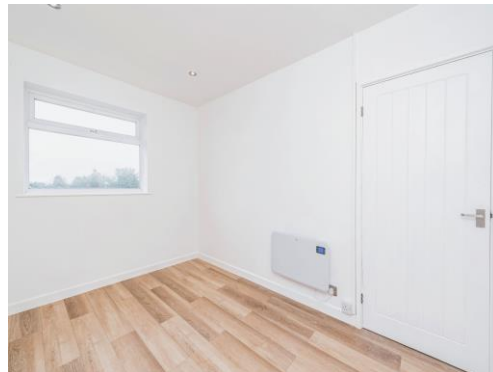


Property Description

Offered to the market with no onward chain is this lovely first floor maisonette which has been newly renovated throughout. The modern property comprises of an entrance hall, spacious lounge diner, fitted kitchen, two double bedrooms and stylish bathroom. It additionally benefits from a roof terrace balcony with artificial grass and a fire pit, access to communal parking and a garage in a separate block.

The property is currently in the process of having the lease extended to 250 years.

Situated in Winklebury, there is an excellent bus service into the Town Centre and around the local areas. The property is under two miles away from the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, indoor skydiving, bowling, a cinema, the Milestones Museum and restaurants. Basingstoke's Town Centre houses the Festival Place shopping centre, The Malls and the mainline Train Station with a direct line to London Waterloo. The local area has a number of parks and open spaces providing opportunity for fresh air and walks. The A339 to Newbury, A33 to Reading and the M3 are all easily accessible via car, making the location perfect for commuting.



Entrance Hall

Airing cupboard and doors to:

Lounge Diner

19' 4" max x 11' 5" max (5.89m max x 3.48m max)

Double glazed sliding doors to roof terrace balcony and open to:

Kitchen

8' 5" max x 5' 6" max (2.57m max x 1.68m max)

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with mixer tap, fitted four ring electric hob with electric oven under and extractor hood over, integrated under counter freezer, integrated under counter fridge and double glazed window to front aspect.

Bedroom One

15' 11" max x 11' 5" max (4.85m max x 3.48m max)

Double glazed sliding doors to roof terrace balcony.

Bedroom Two

11' 10" max x 8' 3" max (3.61m max x 2.51m max)

Double glazed window to front aspect.

Bathroom

Panel enclosed bath with shower over, low level WC, vanity wash hand basin, heated towel rail and double glazed frosted window to front aspect.

Outside

Balcony

Enclosed roof terrace with artificial grass and fire pit.

Parking

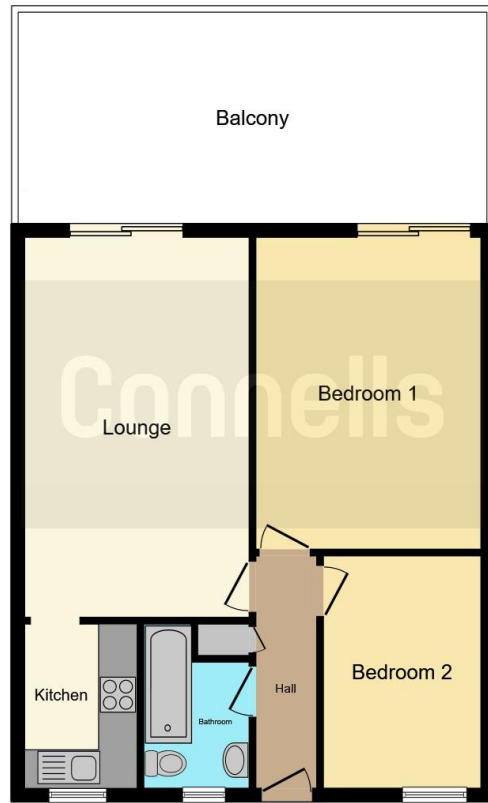
The property benefits from access to communal parking.

Garage

15' 1" max x 8' max (4.60m max x 2.44m max)

Up and over door.





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

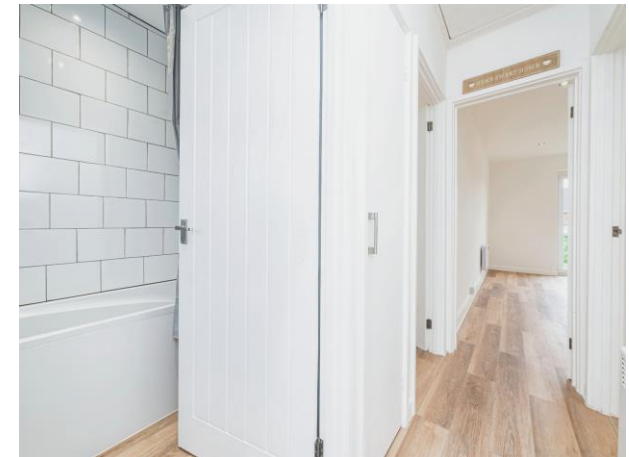
T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2001. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK313387 - 0011