



**Connells**

Skippetts Gardens  
Basingstoke



### Property Description

Offered to the market with no onward chain is this well-kept first floor apartment. The property comprises an entrance hall with storage cupboard, an open plan living area with fitted kitchen and space for lounge and dining, two double bedrooms and a main bathroom. The home also benefits from a Juliette balcony off the lounge, one allocated parking space and access to a communal garden.

Situated in Skippetts Gardens, just under two miles from the Town Centre which houses the Festival Place Shopping Centre and the mainline Train Station to London Waterloo. Basingstoke's Town Centre offers a wide variety of shops, restaurants and entertainment facilities including a Vue Cinema. There are plenty of bus routes into the centre and across Basingstoke, with the M3 and A33 to Reading being easily accessible via car. There are plenty of supermarkets and retail parks located across the town, with a number of convenience stores local to the property.



## Entrance Hall

Airing cupboard, storage cupboard and doors to:

## Kitchen/ Lounge Diner

21' 7" max x 20' 4" max ( 6.58m max x 6.20m max )

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

## Bedroom One

9' 10" max x 9' 4" max ( 3.00m max x 2.84m max )

Double glazed window to front aspect and built in wardrobe.

## Bedroom Two

11' 2" max x 9' 10" max ( 3.40m max x 3.00m max )

Double glazed window to front aspect.

## Bathroom

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

## Parking

The property benefits from an allocated parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BTK313402](http://connells.co.uk/Property/BTK313402)**

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