

Property details approval form

395 Winterthur Way, Basingstoke, Hampshire, England, RG21 7UN

Date: 22 April 2024

Property Ref and Version: BTK313585 - 0002

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £180,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003.

○ Key Features

- > Energy Rating: B
- > No Onward Chain
- > Second Floor Apartment
- > Two Bedrooms
- > Open Plan Living Area
- > Juliette Balcony
- > En-suite & Family Bathroom
- > Allocated Parking Space
- > Town Centre Location

○ Short Description

Located in the popular Winterthur Way Development is this two bedroom second floor apartment, offered to the market with no onward chain. The property features an open living area with fitted kitchen, Juliette balcony, en-suite to the primary bedroom and a family bathroom.

○ Long Description

Offered to the market with no onward chain is this contemporary second floor apartment. The home comprises of an open living and dining area with fitted kitchen, one double bedroom, one single bedroom, en-suite and family bathroom. Additionally, the property benefits from two Juliette balconies and an allocated parking space.

Situated in the Town Centre of Basingstoke, the property is within walking distance to the Festival Place Shopping Centre, mainline Train Station with a direct line to London Waterloo and Bus Station. The town offers a variety of shops, including restaurants, bars, convenience stores, supermarkets as well as entertainment facilities such as a Vue Cinema. The M3, A33 and A339 are all easily accessible via car, offering plenty of travel links. The property also benefits from being within close proximity of a number of parks, providing opportunity for walks and fresh air.

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○ Directions

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○ Room Description

Entrance Hall

Security entry phone system, storage cupboard and doors to:

Kitchen/ Lounge Diner

22' 8" max x 11' 8" max (6.91m max x 3.56m max)

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring electric hob with extractor hood over, fitted electric oven, fitted microwave, stainless steel sink with drainer, mixer tap and waste disposal unit under, integrated washing machine, integrated dishwasher, integrated fridge freezer, double glazed window to rear aspect and double glazed doors to Juliette balcony.

Bedroom One

14' 9" max x 8' 8" max (4.50m max x 2.64m max)

Double glazed French doors to rear aspect and Juliette balcony, built in wardrobe and door to:

En-Suite

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

Bedroom Two

12' max x 7' max (3.66m max x 2.13m max)

Double glazed window to rear aspect.

Bathroom

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

Parking

The property benefits from one allocated parking spaces.

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○ Property Images



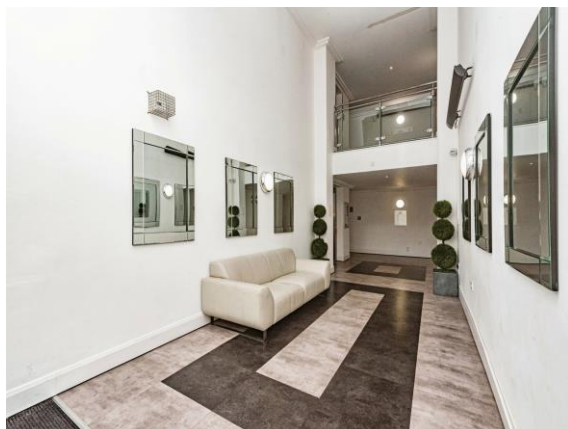
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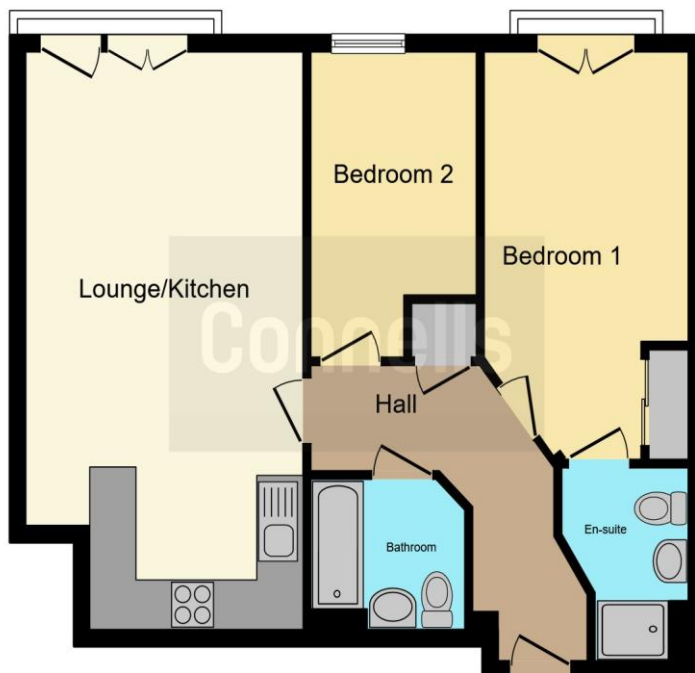
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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Alex Wootten-Green		
Mr & Mrs R.&.R. Kent		