



**Connells**

St. Pancras House Jacobs Yard  
Town Centre BASINGSTOKE



# St. Pancras House Jacobs Yard Town Centre BASINGSTOKE RG21 7PE

for sale  
**£160,000**



## Property Description

Located in the Town Centre of Basingstoke, the property is within walking distance to the Festival Place Shopping Centre, mainline Train Station to London Waterloo and Bus Station. The Town Centre offers a variety of shops, including restaurants, bars, convenience stores, supermarkets as well as entertainment facilities such as the 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.



## Entrance Hall

Security entry video/phone system, doors to:

## Lounge

16' 5" x 7' 6" ( 5.00m x 2.29m )

Double glazed window, open to:

## Kitchen

7' 6" x 6' 2" ( 2.29m x 1.88m )

Fitted kitchen comprising of roll top work surface with cupboards and drawers under and cupboards over, fitted four ring electric hob with electric oven under and hood over, sink with drainer and mixer tap, concealed upright fridge/freezer, space for washing machine,

## Bedroom

11' 7" x 8' 2" ( 3.53m x 2.49m )

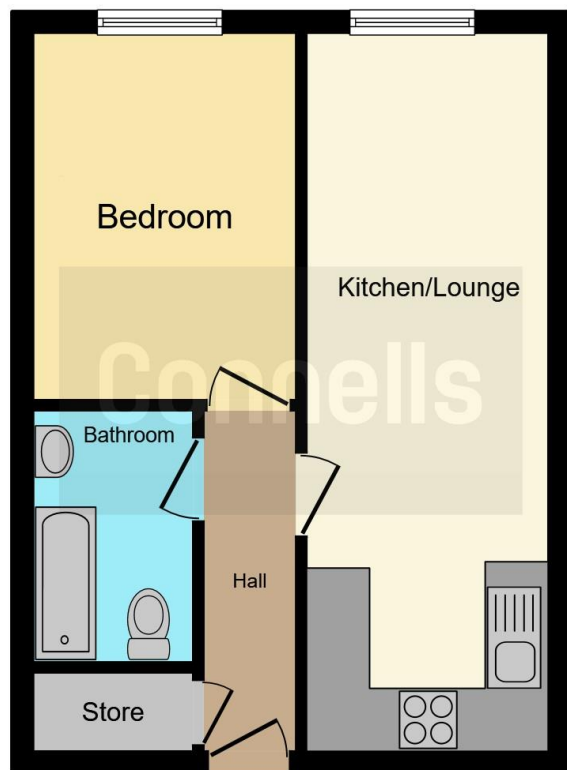
Double glazed window

## Bathroom

panel enclosed bath with mixer tap and shower attachment, low-level WC, wash hand basin, part tiled walls







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

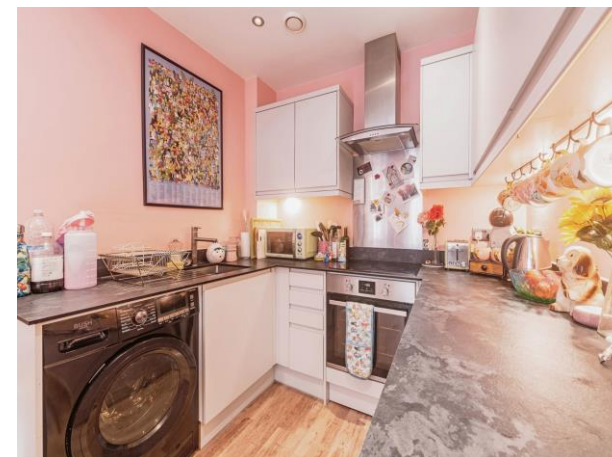
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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BTK312633](http://connells.co.uk/Property/BTK312633)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. 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.

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