



**Connells**

Lambert Court Strong Drive  
Chapel Gate Basingstoke

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Chapel Gate Basingstoke RG21 6AQ

for sale  
£255,000



### Property Description

Situated in the heart of Basingstoke, the property is based just minutes walk from the train station, bus station and Festival Place Shopping Centre containing a variety of shops, leisure and entertainment facilities and food and drink outlets. Within walking distance of the property are a number of areas of open space including Eastrop Park, War Memorial Park and the Holy Ghost Cemetery containing Grade II listed ruins of two Chapels. As the property benefits from allocated parking, the rest of Basingstoke can easily be accessed via car with supermarkets and more leisure facilities all within a 10 minutes drive.



## Entrance Hall

Security phone entrance, double cupboard, doors to:

## Open Plan Lounge/Kitchen Area

26' 4" x 11' 5" Max ( 8.03m x 3.48m Max )

Three double glazed windows to front aspect, double glazed window to side aspect, double glazed glass panel door to balcony, KITCHEN AREA comprising of works surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with electric oven under and hood over, concealed upright fridge/freezer, concealed dishwasher, sink with drainer and mixer tap, double glazed window to side aspect, cupboard housing gas boiler

## Bedroom 1

11' 6" x 11' 2" Max ( 3.51m x 3.40m Max )

Double glazed window to side aspect door to:

## En-Suite Shower Room

Fully tiled shower cubicle, low-level WC, pedestal wash hand basin

## Bedroom 2

12' x 9' ( 3.66m x 2.74m )

Double glazed window to side aspect

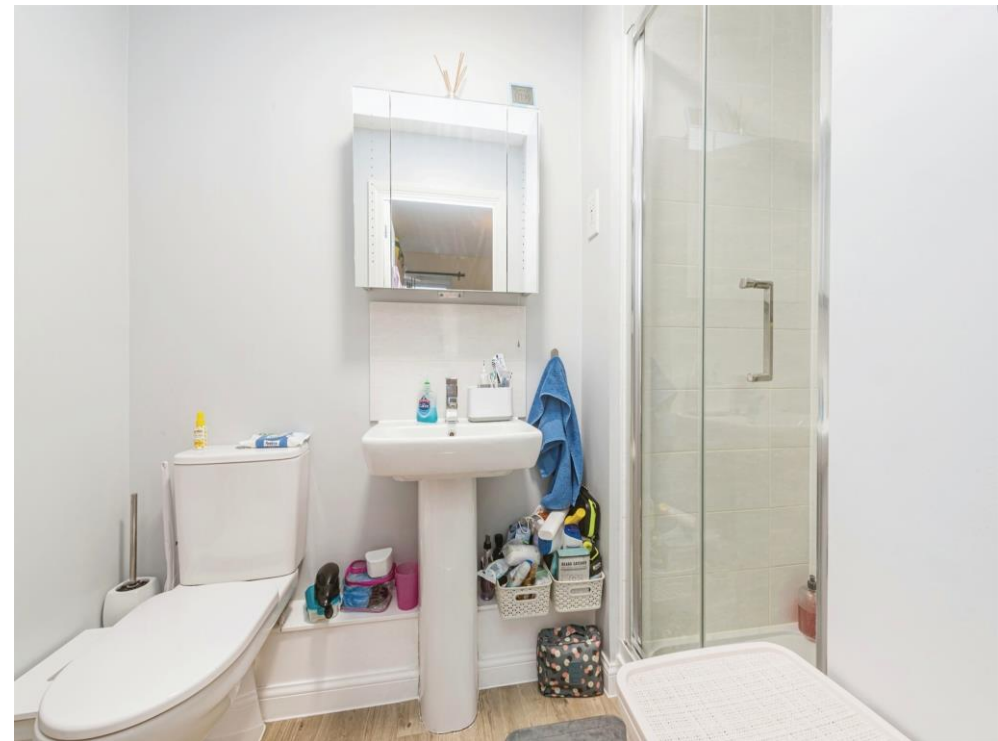
## Bathroom

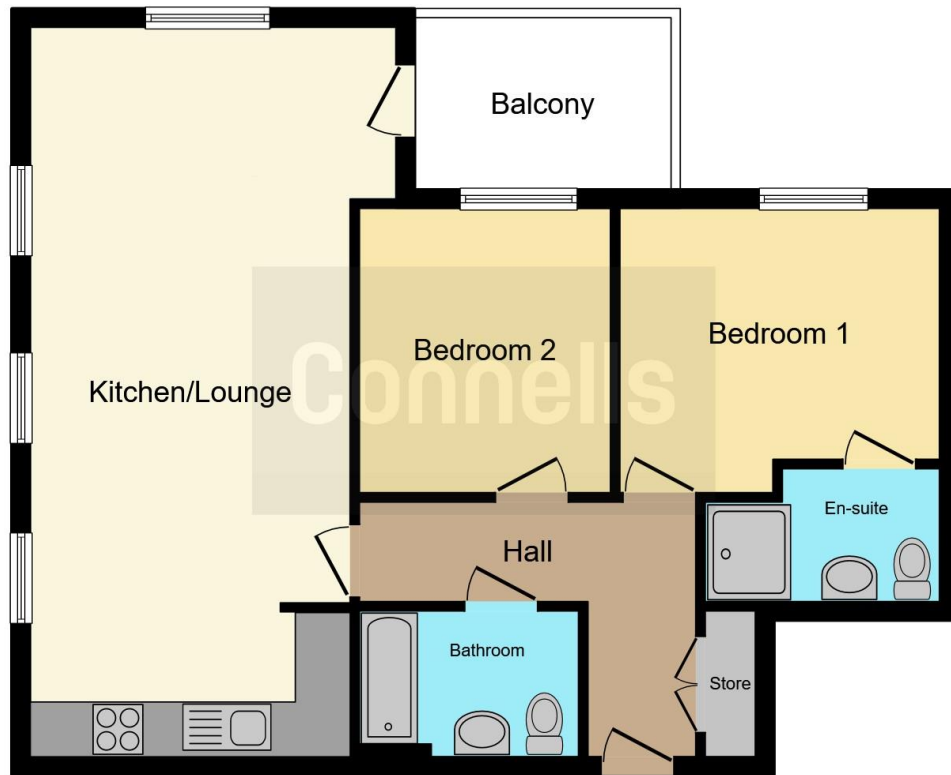
Panel enclosed bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin

## Outside

## Parking

The property benefits from an allocated, underground 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: B**

**view this property online [connells.co.uk/Property/BTK313179](http://connells.co.uk/Property/BTK313179)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. 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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