



**Connells**

Park View Court Victoria Street  
Basingstoke



### Property Description

This stunning second floor studio is located in the town centre of Basingstoke. This property includes an open plan kitchen/living room area, a modern bathroom which includes a shower over the bath, and a bedroom area. The kitchen comes fitted with integrated appliances and laminated flooring throughout. The property also benefits from a secure underground parking spot and bicycle storage.

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



## Open Plan Living Area

14' 7" x 14' 2" ( 4.45m x 4.32m )

Two double glazed windows to rear, laminate flooring, electric radiator. Fitted kitchen with wall and base units, flat top work surfaces, integrated 70/30 fridge/freezer, electric oven and hob, extractor hood, stainless steel sink with drainer.

## Bedroom Area

14' 1" x 9' 9" ( 4.29m x 2.97m )

Door to front, laminate floor, electric radiator.

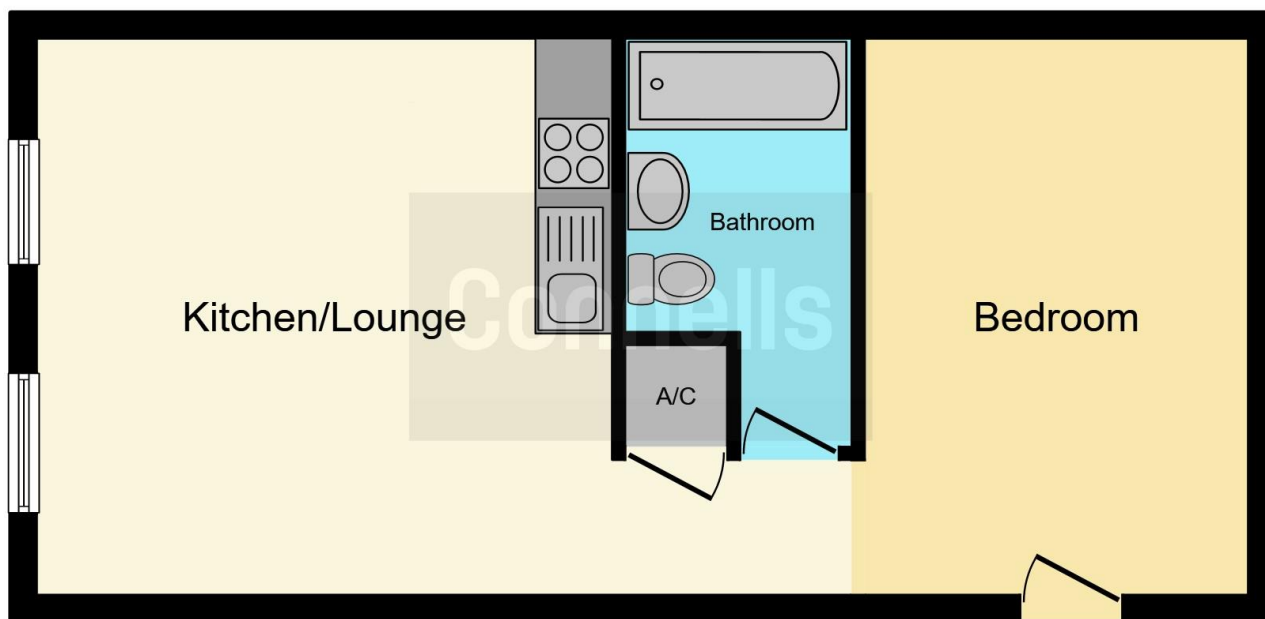
## Bathroom

Bath with shower over, vanity wash hand basin, push button wc, mostly tiled, electric heated towel rail, tiled floor.

## Parking

Allocated underground parking space, access via side road to the building.





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: D**

**view this property online [connells.co.uk/Property/BTK313739](http://connells.co.uk/Property/BTK313739)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 27 May 2021. 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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