



Connells

Wella House Wella Road
Basingstoke



Property Description

Boasting no forward chain, this contemporary two bedroom first floor apartment is situated in the convenient location of Wella Road, offering superb access in and out of the town centre. The home features an entrance hall, a superb sized open plan lounge diner with fitted kitchen, two double bedrooms, modern bathroom and an allocated parking space. The property additionally benefits from large double glazed windows making the apartment feel very light and airy.

Situated on Wella Road, the property is right next to Brighton Hill Retail Park offering home stores, hardware stores, supermarkets and food services. Also close by are the Horwood Gardens and Kingsmill Road Open Spaces, providing opportunity for walks and fresh air. The flat benefits from being just over a mile away from Basingstoke's Town Centre, housing the Festival Place Shopping Centre, The Malls and mainline Train Station with a direct link to London Waterloo. There are multiple bus stops within close proximity providing routes into Town and across Basingstoke. The M3, the A339 to Newbury and A33 to Reading A30 are all easily accessible via car offering great travel links.



Kitchen, Lounge, Diner

17' 8" MAX x 14' 7" MAX (5.38m MAX x 4.45m MAX)

Three windows to front aspect, electric radiator, water take/storage cupboard, roll top worktop with cupboards and drawers under and cupboards over, space for washing machine, eclectic hob with extractor hood over, electric oven, space for fridge/freezer, integrated under counter fridge.

Bedroom 1

9' 5" MAX x 9' not into recess (2.87m MAX x 2.74m not into recess)

Two windows to front aspects, electric radiator

Bedroom 2

9' 10" not into recess x 8' 4" MAX (3.00m not into recess x 2.54m MAX)

Two windows to front aspect, electric radiator

Bathroom

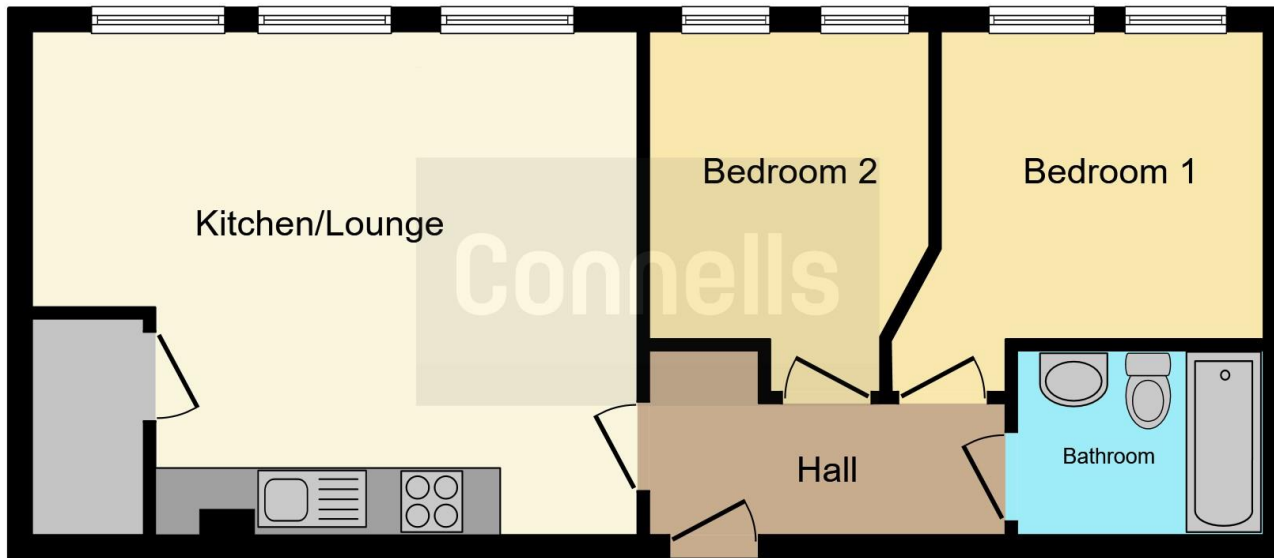
Pedestal sink, low-level WC, panel bath with shower over, electric towel rail radiator

Outside

Parking

1 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

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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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