



**Connells**

Winterthur Way  
Basingstoke





## Property Description

Situated in the centre of Basingstoke, on Winterthur Way, the property is within walking distance to the Festival Place Shopping Centre offering a variety of shops, restaurants, bars, convenience stores, supermarkets and entertainment facilities. There is easy access to the M3, A33 to Reading and A339 to Newbury via car, the property is also right next to the mainline Train Station to London Waterloo and Basingstoke Bus Station, making it a great location for commuting. The apartment also benefits from being near to a number of parks such as Eastrop Park and the War Memorial Park, providing opportunity for walks and fresh air.

## Entrance Hall

Double cupboard housing hot water tank, doors to:

## Open Plan Kitchen/Lounge

18' 3" max x 16' 4" ( 5.56m max x 4.98m )

Kitchen area - roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with hood over, fitted electric oven, one and half bowl sink with drainer and mixer tap, space for washing machine, space for dishwasher

Lounge area - double glazed windows to front aspect, three double glazed glass panel doors to balcony, security entry phone system

## Bedroom 1

15' 1" max x 10' 1" max ( 4.60m max x 3.07m max )

Double glazed window to front aspect, double wardrobe, door to:

## En-Suite Shower Room

Fully tiled shower cubicle, low-level WC, Pedestal wash hand basin, part tiled walls, heated towel rail

## Bedroom 2

10' x 6' 9" max ( 3.05m x 2.06m max )

Double glazed window to front aspect

## Bathroom

Panel enclosed bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin, heated towel rail, part tiled walls

## Parking

The property benefits from having an allocated parking space









To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK313654](https://www.connells.co.uk/Property/BTK313654)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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