



CLIFTON HOUSE

Connells

Crown Heights Alencon Link
Basingstoke



Property Description

Offered to the market is this fully refurbished second floor home in the popular development of Crown Heights. This stunning apartment comprises of a long entrance hallway with cupboard space, a spacious lounge diner which is open to a modern fitted kitchen, two double bedrooms, contemporary family bathroom and an en-suite to the first bedroom. The property additionally benefits from a balcony with space for outdoor seating and an allocated parking space.

Located within the Town Centre of Basingstoke, the building 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 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.



Entrance Hall

Airing cupboard, storage cupboard and doors to:

Lounge Diner

19' 6" max x 11' max (5.94m max x 3.35m max)

Floor to ceiling double glazed window to side aspect, double glazed door to balcony and open to:

Kitchen

9' 7" max x 5' 9" max (2.92m max x 1.75m max)

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drain and mixer tap, fitted four ring induction hob with electric oven under and extractor hood over, space for upright fridge freezer, space for washing machine and double glazed window to side aspect.

Bedroom One

15' 1" max x 11' 5" max (4.60m max x 3.48m max)

Double glazed window to side aspect, double glazed door to balcony, built in wardrobe and door to:

En-Suite

Walk in shower cubicle, low level WC, vanity wash hand basin and towel rail.

Bedroom Two

12' 2" max x 8' 3" max (3.71m max x 2.51m max)

Double glazed window to side aspect.

Bathroom

Panel enclosed bath with shower over, low level WC, vanity wash hand basin and towel rail.

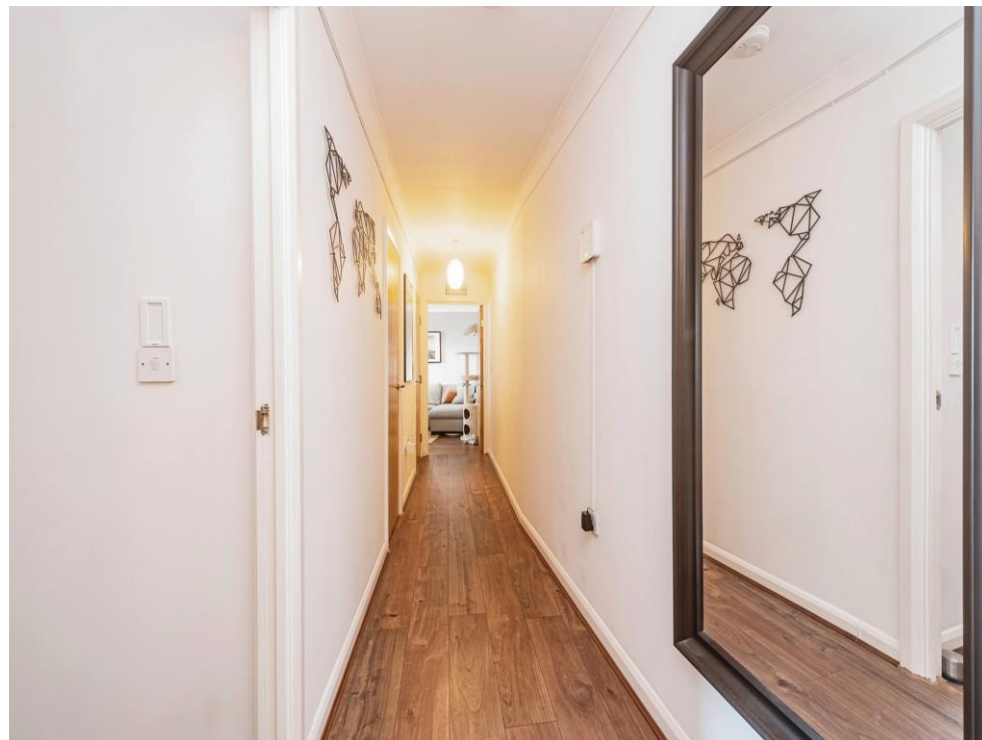
Outside

Balcony

Laid to artificial lawn with space for outdoor seating.

Parking

The property benefits from an 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

To view this property please contact Connells on

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C

view this property online connells.co.uk/Property/BTK310803

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2001. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK310803 - 0013