



Connells

Leander Court Robertson Way
Basingstoke

Leander Court Robertson Way
Basingstoke RG21 6BJ

for sale offers in excess of
£250,000



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

Three storage cupboards, security entry phone system, doors to:

Kitchen/Living Area

21' 10" x 9' 7" (6.65m x 2.92m)

Kitchen Area - roll top work surface with cupboards and drawers under and cupboards over, fitted four ring gas hob with hood over and electric oven under, one and half bowl sink with drainer and mixer tap, concealed upright fridge/freezer, concealed dish washer, wall mounted gas boiler, double glazed window to side aspect

Living Area - double glazed sliding door leading to balcony

Bedroom 1

11' 8" x 11' 6" not into recess (3.56m x 3.51m not into recess)

Double glazed window to front aspect door to:

En-Suite Shower Room

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

Bedroom 2

11' 8" x 9' not into recess (3.56m x 2.74m not into recess)

Double glazed window to front aspect

Bathroom

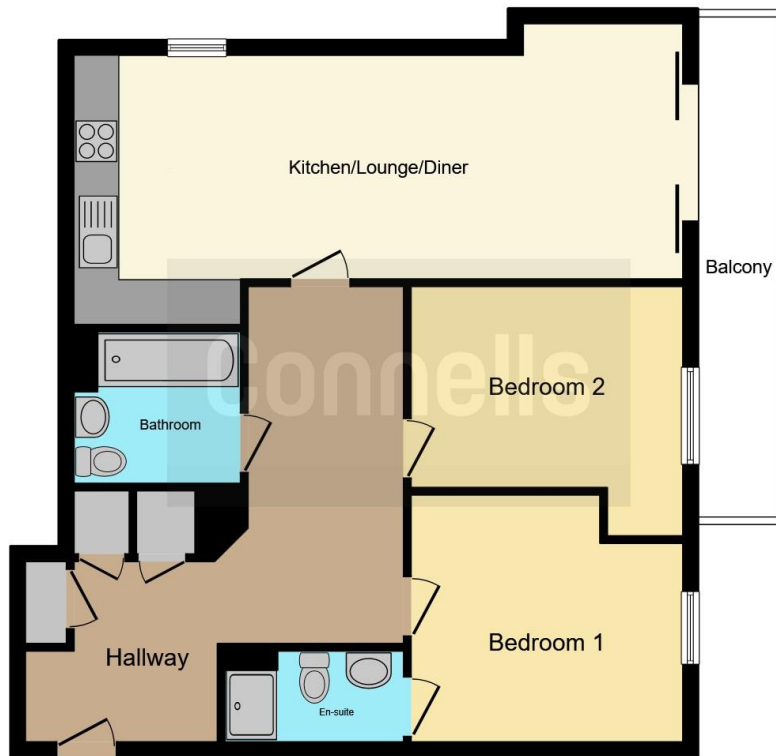
Panel enclosed bath with shower over, low-level WC, pedestal wash hand basin, heated towel rail, part tiled walls

Outside

Parking

The property benefits from an allocated parking space, there are also permit visitor spaces available.





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

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EPC Rating: B

view this property online connells.co.uk/Property/BTK313817

This is a Leasehold property with details as follows; Term of Lease 155 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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