



**Connells**

Lambert Court Strong Drive  
Basingstoke



# Lambert Court Strong Drive Basingstoke RG21 6AQ

for sale  
**£255,000**



## Property Description

An asking price would include fittings and fixtures such as fridge freezer, washing machine, wardrobes in both bedrooms, beds, dining table, and flooring.

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

Two storage cupboards, one of them housing washing machine, laminate flooring, radiator, doors to all rooms:



## Open Plan Living

21' 9" (max) x 10' 6" (max) ( 6.63m (max) x 3.20m (max) )

Double glazed door to and window to rear aspect, fitted kitchen with wall and base units, stainless steel sink, space for fridge freezer, integrated oven and gas hob, space for dishwasher, extractor hood, laminate flooring, two radiators

## Bedroom 1

11' 3" (max) x 10' 9" (max) ( 3.43m (max) x 3.28m (max) )

Double glazed window to rear aspect, laminate flooring, radiator

## Bedroom 2

12' 4" (max) x 10' 7" (max) ( 3.76m (max) x 3.23m (max) )

Double glazed window to rear aspect, laminate flooring, radiator

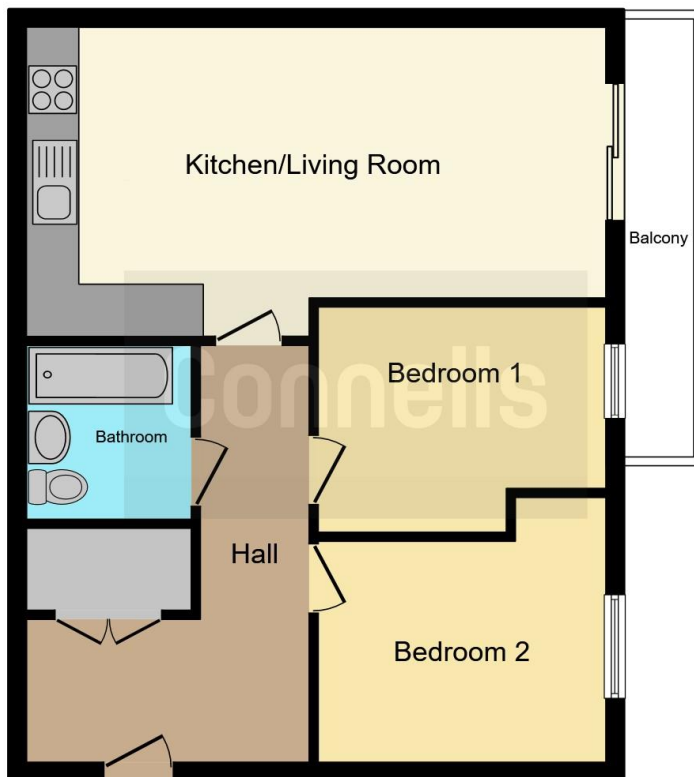
## Bathroom

Bath with mixer taps, wall mounted shower over, low level wc, pedestal wash hand basin with splash hand tiles, shaver point, part tiled, radiator

## Parking

One allocated parking space with visitor parking permits 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01256 464566**  
**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
 BASINGSTOKE RG21 7NE

**EPC Rating: B**

**view this property online [connells.co.uk/Property/BTK313814](http://connells.co.uk/Property/BTK313814)**

This is a Leasehold property with details as follows; Term of Lease 999 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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BTK313814 - 0012