

for sale

£210,000



## Park Prewett Road Basingstoke RG24 9TY

A spacious two bedroom GROUND FLOOR APARTMENT located in Rooksdown and is offered to the market with NO ONWARD CHAIN. The property features a lounge/diner with external French doors, fitted kitchen, gas radiator central heating and ALLOCATED PARKING

# Park Prewett Road Basingstoke RG24 9TY

## Entrance Hall

Security entry phone system, double storage cupboard housing gas boiler, storage cupboard, doors to:

## Lounge/Diner

17' 4" not into door recess x 14' 2" ( 5.28m not into door recess x 4.32m )

Double glazed external French door, double doors to:

## Kitchen

9' 9" x 8' ( 2.97m x 2.44m )

Roll top work surfaces with cupboard and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, double glazed window to front aspect, four ring gas hob with electric oven under and hood over, space for washing machine, space for upright fridge/freezer

## Bedroom One

16' 3" x 9' 2" not into recess ( 4.95m x 2.79m not into recess )

Double glazed window to rear aspect

## Bedroom Two

16' 4" max x 7' 8" ( 4.98m max x 2.34m )

Double glazed window to rear aspect

## Bathroom

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

## Outside

## Communal Garden

The communal garden can be found to the front of the property is laid mainly to lawn

## Parking

There is an allocated parking space



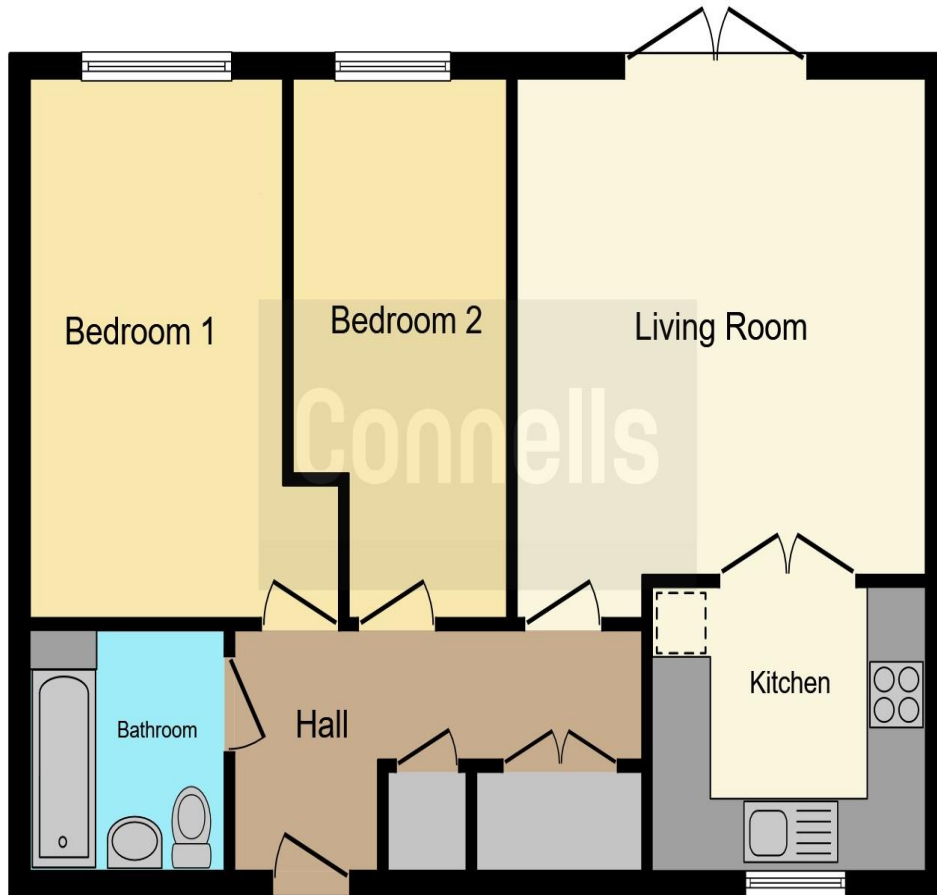












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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

1 Wote Street  
 BASINGSTOKE RG21 7NE

Property Ref: BTK313951 - 0010

Tenure:Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1200.00

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/BTK313951](http://connells.co.uk/Property/BTK313951)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009.

Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.

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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