

for sale

£160,000



Winterthur Way Basingstoke RG21 7UG

A TWO BEDROOM 7th floor apartment offered to the market with NO ONWARD CHAIN and features open plan living, fitted kitchen, En suite shower room, bathroom and BALCONY.

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Situated in the Town Centre of Basingstoke, the property is within walking distance to the Festival Place Shopping Centre, mainline Train Station to London Waterloo and Bus Station. The town offers a variety of shops, including restaurants, bars, convenience stores, supermarkets as well as entertainment facilities such as the 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.

Yearly Service Charges: £2,502.59

Ground Rent: £175 per annum for the first 25 years this will go up to £525 from 2028







Entrance Hall

Storage cupboards, cupboard housing hot water tank, doors to;

Open Plan Lounge/Kitchen

27' x 9' 7" (not into recess) (8.23m x 2.92m (not into recess))

Lounge:

Three double glazed glass panel door leading to balcony, security entrance phone system.

Kitchen:

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring electric hob with hood over, fitted electric oven, concealed upright fridge-freezer, space for washing machine, space for dishwasher.

Bedroom One

13' x 9' 10" (3.96m x 3.00m)

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

En Suite Shower Room

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

Bedroom Two

12' 3" x 8' 2" (3.73m x 2.49m)

Double glazed window to rear aspect.

Bathroom

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

To view this property please contact Connells on

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1 Wote Street
BASINGSTOKE RG21 7NE

Property Ref: BTK314176 - 0008

Tenure: Leasehold

EPC Rating: B

view this property online connells.co.uk/Property/BTK314176

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 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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