





Property Description

This well-presented 2-bedroom ground floor flat offers a fantastic opportunity for first time buyer, investors or those looking to down-size. Located in a more recently developed area of Popley, this property is offered with no onward chain and is ready to move in immediately.

The property boasts a spacious and light-filled open plan living area with a modern kitchen with integrated appliance and offers ample storage and counter space. Both bedrooms are generously sized, with the master benefiting of its own en-suite and a very well-maintained family bathroom, further benefits include an allocated parking space located to the rear.

This property is located in the more recently developed part of Popley. Within the local area there are convenience stores, Schools and Nurseries along with open space and parks with Basing Wood just a short walk away. The property is located just over 4 miles via car from the Basingstoke Town Centre offering the Festival Place Shopping Centre and is just over 3 miles drive from the Basingstoke Leisure Park, meaning there is lots of variety for entertainment and leisure.

Communal Lobby

With secure bicycle parking area.

Entrance Hall

Security entry phone system, storage cupboard,

Open Plan Kitchen/ Living Area

12' 7" (max) x 9' 11" (max) (3.84m (max) x 3.02m (max))

Work top surfaces with cupboards and drawers under and cupboards over, Integrated oven, electric hob with hood over, integrated fridge-freezer, integrated washer-dryer, two and a half bowl stainless steel sink with drainer and mixer tap, space for dishwasher, double glazed window to rear aspect and three double glazed windows to side aspect.

Bedroom One

9' 9" (max) x 12' 10" (max) (2.97m (max) x 3.91m (max))

Double glazed window to rear aspect, built in double wardrobe with mirror sliding doors.

Ensuite

Shower cubicle, low level WC, pedestal wash hand basin, radiator, wall mirror with light.

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m)

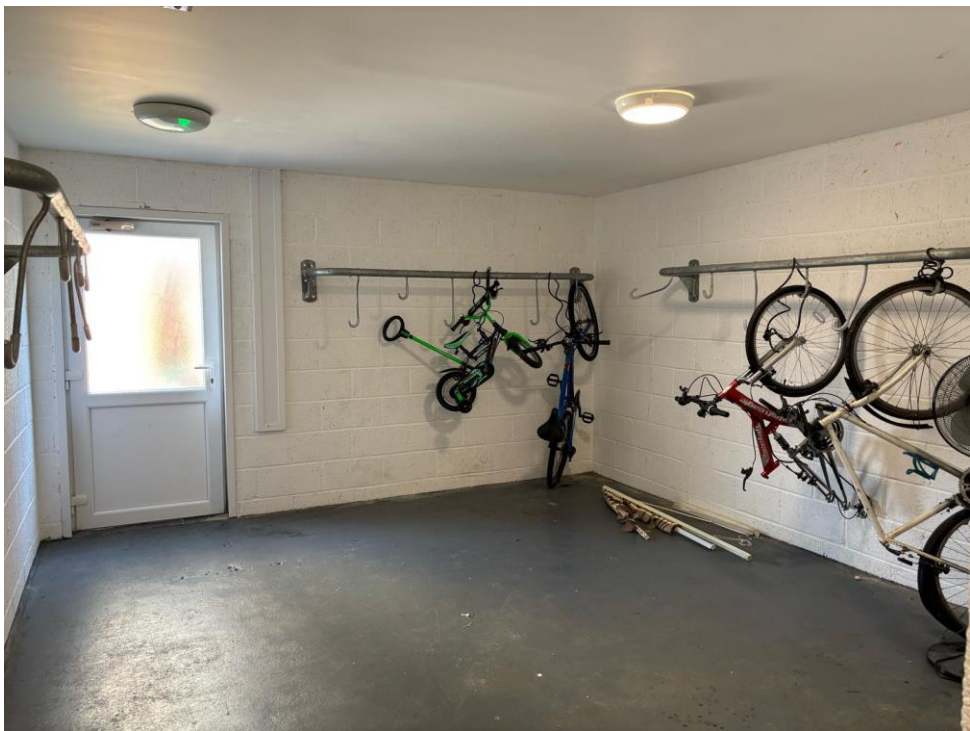
Double glazed window to rear aspect.

Bathroom

Panel enclosed twin grip bath with hand held

shower attachment, low level WC, pedestal wash hand basin, part tiled walls, wall mirror with light.









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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1 Wote Street
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 2788.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314210

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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