

for sale

£230,000



Edison Place Winchester Road Basingstoke RG21 8AB

New to the market with NO CHAIN a TWO BEDROOM APARTMENT within a secure gated close with one ALLOCATED PARKING space, and an enclosed shared garden. Perfect for commuters and retirees. OPEN PLAN LIVING, kitchen with integrated appliances.

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Entrance Hall

Storage cupboard housing gas boiler.

Open Plan Kitchen/Living Area

25' 6" (max) x 11' 6" (max) (7.77m (max) x 3.51m (max))

The open plan living area comprises of kitchen, dining and a lounge. Two double glazed windows to front aspect with sloped walls, Fitted kitchen with work surfaces, cupboards and drawers under and cupboards over, sink with drainer and mixer tap, integrated fridge-freezer, fitted four ring gas hob with oven and grill under, extractor hood over, integrated dishwasher, integrated washing machine, part laminate and part carpeted floor.

Bedroom One

14' 8" (max) x 12' 1" (max) Restricted Head Height (4.47m (max) x 3.68m (max) Restricted Head Height)

Fitted wardrobes, double glazed window, sloped ceiling, radiator, carpeted.

Bedroom Two

10' 1" (max) x 8' 5" (max) Restricted Head Height (3.07m (max) x 2.57m (max) Restricted Head Height)

Double glazed window, sloped ceiling, radiator, carpeted.

Shower/Wet Room

Shower, mostly tiled floor, part tiled walls, low level WC, wash hand basin, heated towel rail, sloped ceiling.

Outside

Shared garden laid to lawn, rotary pole, fenced and enclosed with a dedicated shed for the property.

Parking

One allocated parking space and visitor permits.









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
 BASINGSTOKE RG21 7NE

Property Ref: BTK314170 - 0013

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2400.00

Ground Rent: 250.00

view this property online connells.co.uk/Property/BTK314170

This is a Leasehold property with details as follows; Term of Lease 110 years from 01 Jul 2020. 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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