

for sale

£95,000



Wella House Wella Road Basingstoke RG22 4FQ

CASH BUYERS ONLY - A modern ground floor one bedroom apartment offered to the market with no onward chain. The property comprises an open plan living area with fitted kitchen, double bedroom and main bathroom. On street **PARKING** available.

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Entrance Hall

Security entry phone system and doors to:

Kitchen/ Lounge Diner

15' 7" max x 11' 4" max (4.75m max x 3.45m max)

Work surfaces with cupboards and drawers under, one bowl stainless steel sink with drainer and mixer tap, fitted four ring electric hob with electric oven under and extractor hood over, space for washing machine, integrated undercounter fridge freezer, storage cupboard and two double glazed windows to front aspect.

Bedroom

11' 6" max x 10' 2" (3.51m max x 3.10m)

Two double glazed windows to front aspect.

Bathroom

Panel enclosed bath with shower over, low level WC, pedestal wash hand basin and heated towel rail.

Parking

On street parking available.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

Property Ref: BTK314179 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1300.00

Ground Rent: 200.00

view this property online [connells.co.uk/Property/BTK314179](https://www.connells.co.uk/Property/BTK314179)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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