

for sale

guide price **£110,000**



## Goat Lane Basingstoke RG21 7PQ

A GROUND FLOOR studio apartment located within a short walk of Basingstoke's town centre and is offered for sale with NO ONWARD CHAIN. The property features a lounge/ bedroom, separate kitchen, re-fitted bathroom, double glazed windows & GAS RADIATORS and allocated PARKING.



# Goat Lane Basingstoke RG21 7PQ

## Entrance Hall

Large fitted storage bay.

## Living/ Bedroom

14' 8" x 11' 10" ( 4.47m x 3.61m )

Double glazed window.

## Kitchen

7' x 5' 7" ( 2.13m x 1.70m )

Single bowl stainless steel sink with drain and mixer tap, range of cupboards, space for washing machine, space for low level fridge-freezer.

## Bathroom

Re-fitted, modern and fresh. Shower cubicle, low level WC, fully tiled walls, extractor fan, part tiled flooring.

## Parking

To the front, there is a parking space within the main car park, by paying a small fee to the management company on registration.









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: BTK313915 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: Deleted Service Charge: 1000.00

Ground Rent: 25.00

**view this property online [connells.co.uk/Property/BTK313915](http://connells.co.uk/Property/BTK313915)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1976. 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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