



Connells

St . Pancras House Jacobs Yard
Basingstoke

St . Pancras House Jacobs Yard Basingstoke RG21 7PE

for sale offers in excess of
£150,000



Property Description

Offered to the market is this beautifully presented, one double bedroom top floor apartment. The home comprises an entrance hall with storage cupboard, an open plan lounge diner with fitted kitchen and modern bathroom. The property also benefits from under floor heating and stunning arch style windows throughout making the property feel very light and airy.

Located 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 Centre 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.

Entrance Hall

Security entry phone system, storage cupboard housing hot water tank and doors to:

Lounge Diner/ Kitchen

22' restricted head height x 7' 2" not into recess (6.71m restricted head height x 2.18m not into recess)

Work surfaces with cupboards and drawers under and cupboards over, one bowl sink with drain and mixer tap, fitted four ring electric hob with electric oven under and hood over, integrated washer dryer, integrated under counter fridge freezer, two double glazed windows to side aspect and one double glazed window to rear aspect.

Bedroom

10' 7" restricted head height x 8' 2" (3.23m restricted head height x 2.49m)

Double glazed window to rear aspect.

Bathroom

Panel enclosed bath with rainfall shower over, low level WC, wall mounted wash hand basin, LED lit vanity mirror, extractor fan and heated towel rail.









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

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1466.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/BTK312062](https://www.connells.co.uk/Property/BTK312062)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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