

for sale

£170,000



## Winterthur Way Basingstoke RG21 7UQ

This TWO DOUBLE BEDROOM fifth floor apartment is offered to the market with NO ONWARD CHAIN, open plan living/dining/kitchen area with double glazed top to bottom windows allowing natural light to the flat, fitted wardrobe in master bedroom and en-suite, off street parking. Energy rating C.

# Winterthur Way Basingstoke RG21 7UQ

## Entrance

Security entry phone system, double door cupboard with shelving housing hot water tank.

## Kitchen/ Lounge

18' 4" x 15' 4" (max) ( 5.59m x 4.67m (max) )

Top to bottom double glazed window with ledge, electric heating throughout, integrated fridge-freezer, electric oven, four ring electric hob with extractor hood over, space for washing machine, up and under cupboards.

## Bedroom One

9' 8" (max) x 15' 1" (max) ( 2.95m (max) x 4.60m (max) )

Double sliding door to integrated storage cupboard, radiator.

## En-Suite

Shower cubicle, low level WC, wall mounted hand wash basin, heated towel rail.

## Bedroom Two

10' 1" x 7' 8" ( 3.07m x 2.34m )

Double glazed window with ledge, radiator,

## Bathroom

Panel enclosed bath with hand held shower attachment, wall mounted hand wash basin, low level WC, heated towel rail.

## Parking

Allocated parking space with permit.













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)

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1 Wote Street  
 BASINGSTOKE RG21 7NE

Property Ref: BTK313425 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2583.00

Ground Rent: 175.00

**view this property online [connells.co.uk/Property/BTK313425](http://connells.co.uk/Property/BTK313425)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2005. 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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