



Connells

Sinclair Drive
Basingstoke



Property Description

Situated in the popular development of Sinclair Drive, the property benefits from being within close proximity to the mainline Train Station to London Waterloo. This apartment is just 0.5 miles away from Basingstoke's Town Centre, housing the Festival Place Shopping Centre and The Malls which offers a variety of shops, including restaurants, bars, convenience stores and entertainment facilities such as the Vue Cinema. There are a number of supermarkets within the area and there are also local parks providing opportunity for walks and fresh air. There is easy access to the A339 to Newbury, A33 to Reading and the M3 via car.

Entrance Hallway

Wall mounted security entry phone system, double door cupboard housing water tank, single storage cupboard.

Kitchen/ Lounge/ Diner

18' 4" x 11' (5.59m x 3.35m)

Kitchen: Integrated fridge-freezer, one and a half bowl stainless steel sink with drain and mixer tap, four ring gas hob and electric oven under with extractor hood over, cupboards up and under, integrated dishwasher, central gas heating, concealed washer dryer.

Lounge/ Diner: Double French doors to south facing balcony.

Bedroom One

9' 9" x 13' 7" (max) (2.97m x 4.14m (max))
Double glazed window, integrated wardrobe.

En-Suite Shower Room

Low level WC, wall mounted hand wash basin, enclosed walk in shower, gas heating vent.

Bedroom Two

9' 7" x 11' 5" (2.92m x 3.48m)
Double glazed window, central gas heating.

Bathroom

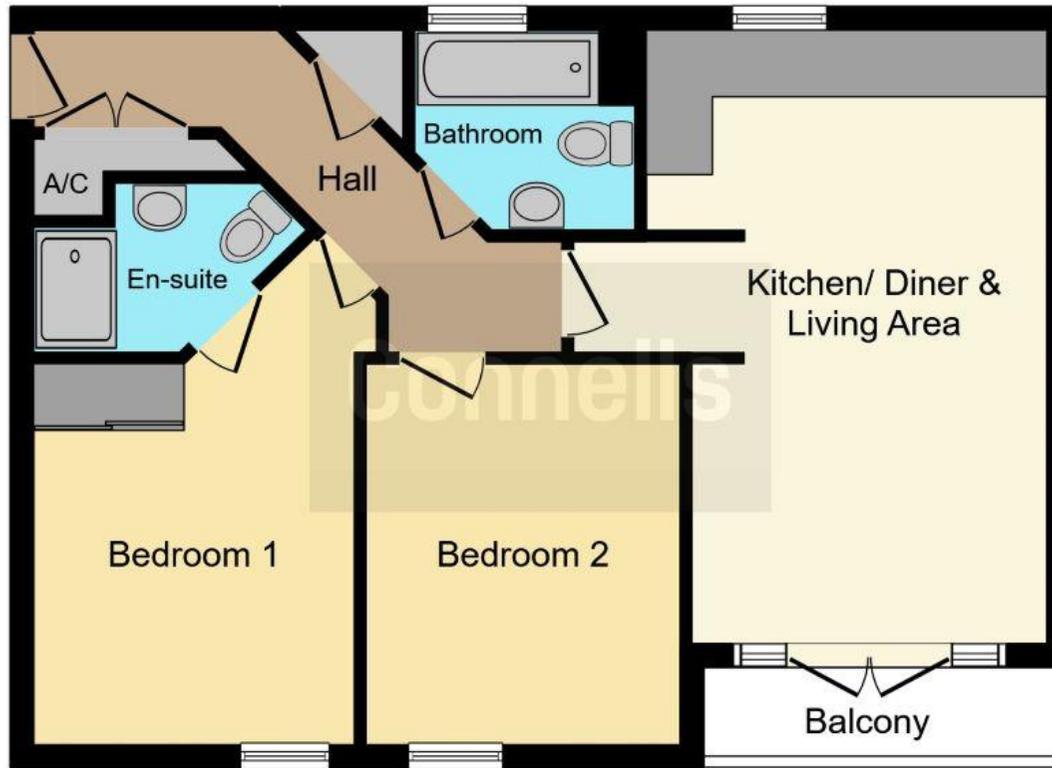
Low level WC, central gas heating, double glazed window, bathtub with shower over, panel vent with cupboard above hand wash basin.

Parking

The property benefits from having one allocated parking space.







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

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 98.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314318

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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