





# Park Heights Wella Road Basingstoke RG22 4AE

for sale  
**£120,000**



## Property Description

Situated just off Wella Road, the property is right next to Brighton Hill Retail Park offering home stores, hardware stores, supermarkets and food services. Also close by are the Horwood Gardens and Kingsmill Road Open Spaces, providing opportunity for walks and fresh air. The flat benefits from being just over a mile away from Basingstoke's Town Centre, housing the Festival Place Shopping Centre, The Malls and mainline Train Station with a direct link to London Waterloo. There are multiple bus stops within close proximity providing routes into Town and across Basingstoke. The M3, the A339 to Newbury and A33 to Reading A30 are all easily accessible via car offering great travel links.

## Entrance Hall

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

## Open Plan Lounge/ Kitchen

20' 1" x 11' 1" ( 6.12m x 3.38m )

Roll top work surfaces with cupboards over, stainless steel sink with drainer and mixer tap, fitted four ring electric hob with hood over and electric oven under, concealed upright fridge freezer, concealed washing machine, double glazed window to rear aspect, double glazed glass panel door leading to balcony.

## Bedroom One

13' 8" x 9' ( 4.17m x 2.74m )

Double glazed window to rear aspect.

## Bedroom Two

12' 4" (not into door recess) x 8' 9" ( 3.76m (not into door recess) x 2.67m )

Double glazed window to rear aspect.

## Bedroom Three

13' 4" x 7' 8" ( 4.06m x 2.34m )

Double glazed window to rear aspect.

## Bathroom

Panel enclose bath with mixer tap and shower attachment, low level WV, vanity wash hand basin, heated towel rail, part tiled walls.

## Outside

## Communal Garden

The communal garden wraps around the side and rear of the development which is well kept with lawn areas and flower and shrubs.

## Bike Store

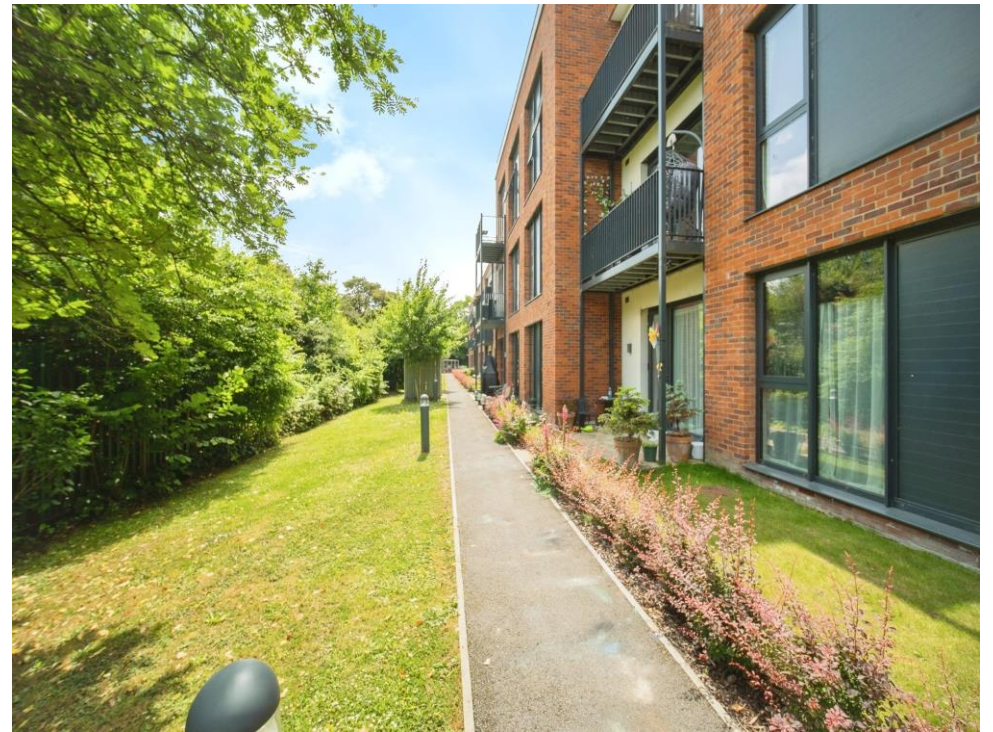
There are internal and external bike store areas.

## Parking

Residence parking is available to the front.













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

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 1632.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314106](http://connells.co.uk/Property/BTK314106)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 08 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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