



Connells

Trinity House Cliddesden Road
Basingstoke



Property Description

Located in the heart of the Basingstoke Town Centre, the property benefits from being local to shops, restaurants and leisure facilities. With the mainline train station and bus station also based in the Town Centre, travel links across Basingstoke and much further are easily accessible. The property is just a couple of minutes walk from the War Memorial Park, offering vast amounts of open space along with Eastrop Park, Black Dam Ponds and Crabtree Plantation all within walking distance. Shopping for amenities is easily done with convenience stores and a Sainsburys supermarket based in the Town Centre and other supermarkets within a few miles of the property.

Open Plan Living Area

19' 2" x 13' 9" (5.84m x 4.19m)

Work surfaces with cupboards and drawers under and cupboard over, four ring gas hob with oven under and hood over, sink with drainer and mixer tap, double glazed windows for front and side aspect, radiator, integrated fridge-freezer, integrated dishwasher, concealed washing machine.

Bedroom

8' 6" x 8' 6" (2.59m x 2.59m)

Integrated sliding door cupboard plus double door integrated cupboard, radiator, double glazed window to front aspect.

Dressing Area

10' 1" x 10' 10" (3.07m x 3.30m)

Radiator.

Bathroom

Panel enclosed bath with shower attachments, hand wash basin with storage cupboard under, low level WC, heated towel rail, extractor fan.

Parking

Externally the property benefits from having one allocated parking space and once visitors 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
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EPC Rating: C Council Tax
 Band: B

Service Charge: 760.00 Ground Rent:
 220.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314361

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