



Connells

Winterthur Way
Basingstoke



Property Description

Public Notice: We are acting in the sale of the above property and have received an offer of £180,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Situated in the centre of Basingstoke, on Winterthur Way, the property is within walking distance to the Festival Place Shopping Centre offering a variety of shops, restaurants, bars, convenience stores, supermarkets and entertainment facilities. There is easy access to the M3, A33 to Reading and A339 to Newbury via car, the property is also right next to the mainline Train Station to London Waterloo and Basingstoke Bus Station, making it a great location for commuting. The apartment also benefits from being near to a number of parks such as Eastrop Park and the War Memorial Park, providing opportunity for walks and fresh air.

Entrance Hall

Two single cupboards, one of which houses the hot water tank, doors to:

Open Plan Kitchen/Lounge

23' 8" (max) x 17' 7" (max) (7.21m (max) x 5.36m (max))

(Ceiling Height: 10ft 11in)

Kitchen area: Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with hood over, fitted electric oven, one and half bowl sink with drainer and mixer tap, integrated fridge-freezer.

Lounge area: Double glazed windows, double glazed glass panel doors to balcony, security entry phone system.

Bedroom One

19' 1" (max) x 10' 9" (max) (5.82m (max) x 3.28m (max))

Double glazed window, built-in double sliding door wardrobe, double glazed glass panel door to balcony, door to:

En-Suite Shower Room

Fully tiled shower cubicle, low-level WC, Pedestal wash hand basin, part tiled walls, heated towel rail.

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m)

Double glazed window.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin, heated towel rail, part tiled walls.

Outside

Parking

The property benefits from having an 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

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314463

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK314463 - 0007