

for sale

£160,000



## Winterthur Way Basingstoke RG21 7UB

This well-presented ONE bedroom GROUND FLOOR apartment is offered for sale with NO ONWARD CHAIN and is located close to the TOWN CENTRE and train station. The home features a bright, open-plan living space, a walk-in wardrobe, and allocated PARKING.



# Winterthur Way Basingstoke RG21 7UB

## Entrance Hall

Cupboard housing water tank, doors to:

## Kitchen/Living Room

20' 8" (max) x 15' 8" (max) ( 6.30m (max) x 4.78m (max) )

Work surfaces with cupboards and drawers under and cupboards over, four ring induction hob with electric oven under and hood over, integrated fridge-freezer, space for washing machine, space for dishwasher, double glazed window, double glazed glass panel door.

## Bedroom

10' 2" x 14' 10" ( 3.10m x 4.52m )

Double glazed window.

## Walk-In Wardrobe

7' 9" (max) x 5' 9" (max) ( 2.36m (max) x 1.75m (max) )

Shelving either side and light.

## Bathroom

Panel enclosed bath with shower attachment, low level WC, vanity wash hand basin, heated towel rail, part tiled walls, extractor fan.

## Outside

## Parking

Parking is reserved for permit holders all day on Sundays and from 6:30 p.m. to 8:30 a.m., Monday to Saturday.













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)

To view this property please contact Connells on

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1 Wote Street  
 BASINGSTOKE RG21 7NE

Property Ref: BTK314499 - 0004

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 2300.00

Ground Rent: 150.00

**view this property online [connells.co.uk/Property/BTK314499](http://connells.co.uk/Property/BTK314499)**

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.

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