



Connells

Winchester Street
Basingstoke



Property Description

Offered to the market with no onward chain is this modern first floor apartment. The property comprises of an entrance hall with large storage cupboard, open plan living area, kitchen with integrated appliances, two double bedrooms and main bathroom. The home also benefits from a balcony off the lounge with space for outdoor seating or potted plants.

Situated at the top of Winchester Road, the apartment benefits from being within walking distance of the Festival Place Shopping Centre which offers a variety of shops, restaurants, bars and entertainment facilities such as the Vue Cinema. The Town Centre also houses the Basingstoke Bus Station and mainline train Station with a direct link to London Waterloo. The local area houses a range of supermarkets, convenience stores and take away services. There are also a number of parks nearby, providing opportunity for walks and fresh air. The M3, A33 to Reading and A339 to Newbury are all easily accessible via car.

Agents Note - 'Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.'



Entrance Hall

Security entry phone system, storage cupboard housing boiler and doors to:

Kitchen/ Lounge Diner

23' 4" max x 12' 1" max (7.11m max x 3.68m max)

Work surfaces with cupboards and drawers under and cupboards over, one bowl stainless steel sink with drain and mixer tap, fitted four ring gas hob with electric oven under and extractor hood over, integrated washer dryer, integrated fridge freezer and double glazed door leading to balcony to rear aspect.

Bedroom One

12' 6" max x 11' 3" max (3.81m max x 3.43m max)

Two double glazed windows to rear aspect and built in wardrobe.

Bedroom Two

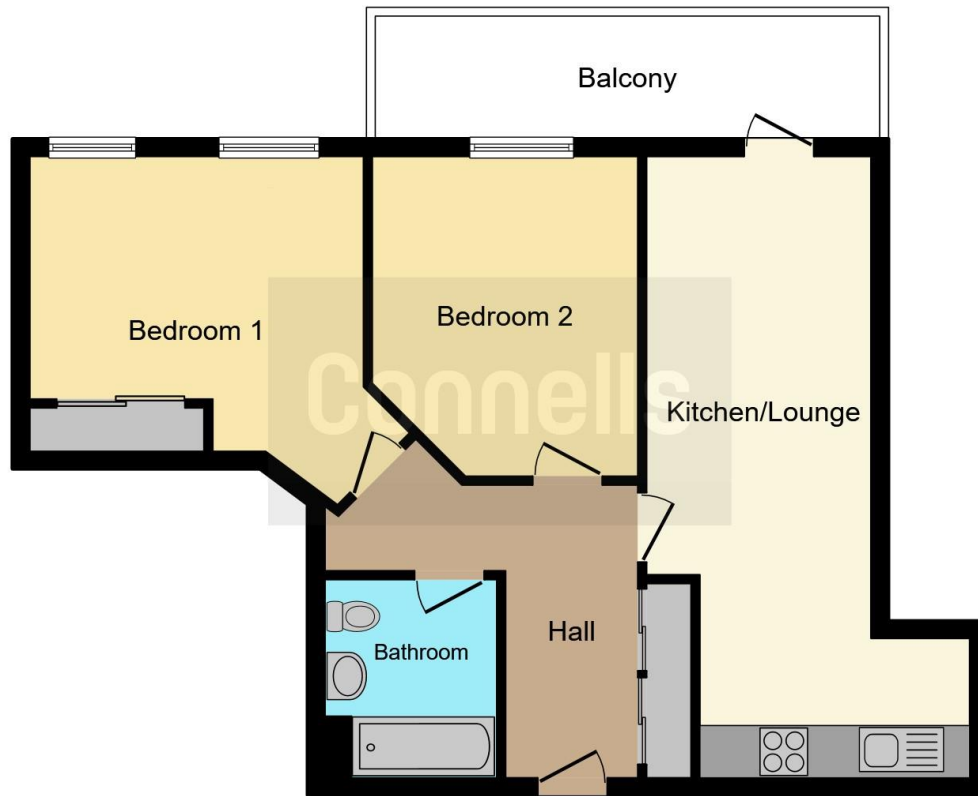
12' max x 9' 11" max (3.66m max x 3.02m max)

Double glazed window to rear aspect.

Bathroom

Panel enclosed bath with shower over, low level WC, vanity wash hand basin and extractor fan.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/BTK313431](https://www.connells.co.uk/Property/BTK313431)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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