



Connells

Thames Court  
Basingstoke





## Property Description

Situated in Riverdene, the property benefits from being close to Eastrop Park, The War Memorial Park, Black Dam Ponds and Crabtree Plantation, providing plenty of opportunity for open space and walking routes. Basingstoke's Town Centre is just one mile away and houses the Festival Place Shopping Centre offering a variety of shops, restaurants and entertainment facilities. The location has plenty of public transport options with the mainline Train Station and Bus station being within walking distance. There is also easy access to the A30 and M3 as they are only a short drive away from the property.

## Entrance Hall

Double glazed glass panel front door, double glazed window to side aspect, storage cupboards, stairs to first floor, doors to:

## Cloakroom

Low level WC, wall mounted wash hand basin, double glazed frosted window to side aspect.

## Lounge

17' 6" (max) x 14' 6" (max) ( 5.33m (max) x 4.42m (max) )

Double glazed window to front aspect, under stairs storage cupboard, door to;

## Kitchen/Diner

Roll top work surfaces with cupboards and drawers under and cupboards under, stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, double glazed sliding door to rear garden, space for washing machine, space for dishwasher, space for cooker, space for upright fridge-freezer, part tiled walls.

## Upstairs

## Landing

Doors to:

## Bedroom One

13' (max) x 10' ( 3.96m (max) x 3.05m )

Double glazed window to rear aspect, wardrobe.

## Bedroom Two

10' 10" x 10' ( 3.30m x 3.05m )

Double glazed window to front aspect, airing cupboard, wardrobe.

## Bedroom Three

11' 3" (max) x 7' 1" ( 3.43m (max) x 2.16m )

Double glazed window to rear aspect.

## Shower Room

Walk in shower cubicle, low level WC, vanity wash hand basin, heated towel rail, tiled walls, double glazed frosted window to front aspect.

## Outside

## Rear Garden

Small patio area remainder lain to lawn with flower and shrub borders, fully enclosed, gate for rear access.

## Garage

Found in nearby block with up and over door. Please note that we have not inspected the garage.















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

EPC Rating: E Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 480.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314131](http://connells.co.uk/Property/BTK314131)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1964. 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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