

The image shows the exterior of a building named 'Island View'. The name is mounted in large, silver, raised letters on a light grey horizontal panel above the entrance. The entrance consists of a set of glass double doors with dark frames, set into a red brick wall. To the left of the doors is a small black intercom unit. To the right is a small window. The entrance is flanked by large, dense green bushes. In front of the entrance is a paved area with a brick pattern. A balcony with a glass railing is visible above the entrance.

# ISLAND VIEW

**Connells**

Island View Shortwood Copse Lane  
Basingstoke

# Island View Shortwood Copse Lane Basingstoke RG23 7GU

for sale  
**£290,000**



## Property Description

ONE BEDROOM GROUND FLOOR RETIREMENT PROPERTY in EXCELLENT CONDITION, for the OVER 60'S in BEGGARWOOD, BASINGSTOKE comprising of KITCHEN (including whitegoods), BATHROOM, LOUNGE, PRIVATE PATIO, PRIVATE PARKING SPACE, COMMUNAL GARDENS, PARKING and LOUNGE which is LARGE, BRIGHT and COMFORTABLE, Bus stops are nearby.

NHBC, DEDICATED HOUSE MANAGER to provide help and support, 24 HOUR EMERGENCY CALL SYSTEM should you need assistance day or night, HOMEOWNERS LOUNGE is the perfect place to entertain visitors, spend time with neighbours or make new friends, LANDSCAPED GARDENS for you to enjoy, GUEST SUITE perfect for when friends and family come to visit, LIFT to all floors, ON SITE CAR PARKING, MOBILITY SCOOTER STORE and CHARGING ROOM

This property is located on the popular Beggarwood estate, positioned on the edge of Basingstoke on junction 7 of the M3 motorway, conveniently situated just 3 miles from the centre of Basingstoke and close to open countryside, this is the perfect setting for enjoying the very best of town and country living.

Close to a good range of local amenities that include shops, supermarkets, community centre, Dr's, nurseries, schools, and restaurants. With some of Hampshire's finest countryside nearby.

## Entrance Hall

Doors to all rooms

## Laundry Room

Storage Space and Shelves, Fresh Air Ventilation, Washing Machine and Tumble Dryer

## Lounge

9' 8" x 18' 7" ( 2.95m x 5.66m )

Double Glazed Windows, Double Glazed Glass Panel Doors to Private Patio

## Kitchen

7' 3" x 7' 10" ( 2.21m x 2.39m )

Double Glazed Windows, Integrated Oven, Integrated Hob, Integrated Fridge Freezer, Dishwasher, Sink with Mixer Tap, Worktops

## Bedroom One

12' 6" x 13' 9" ( 3.81m x 4.19m )

Double Glazed Windows, Large Walk in Wardrobe with hanging rails and shelves.

## Shower Room

Low Level WC, Shower, Vanity Pedestal Unit, Heated Towel Rail

## Outside

## Parking

Private 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01256 398237**  
**E [basingstokesouth@connells.co.uk](mailto:basingstokesouth@connells.co.uk)**

56 Broadmere Road Beggarwood  
 BASINGSTOKE RG22 4AQ

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 2750.00

Ground Rent:  
 425.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KSH105441](http://connells.co.uk/Property/KSH105441)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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