



**Connells**

Fritillary House Copper Place  
Basingstoke



# Fritillary House Copper Place Basingstoke RG23 7QS

for sale offers in excess of  
**£300,000**



## Property Description

Situated on the top floor of a well maintained development, this spacious and well presented two bedroom flat offers modern living in a quiet yet convenient location with allocated parking for the property, it's an ideal first home or investment.

The property features a large kitchen/diner perfect for entertaining along with two generous double bedrooms, loft space, a stylish family bathroom and ample built in storage throughout. Additional benefits include one allocated parking space and ample additional parking and the reassurance of being under NHBC warranty offering peace of mind for years to come. Ideal for first time buyers, professionals, or investors alike, this home combines space, style and practicality.

Hounsme Fields is one of the newest development in the area, new, quiet and well maintained and is situated on one of Basingstoke's premier developments gives you access to M3 junction 7, A303, A30 and A33, along with the mainline railway to London Waterloo from Basingstoke Town Centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away, offering diverse shopping and restaurant dining.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

## Entrance Hall

Double glazed window to side, storage cupboards

## Kitchen/Lounge

25' 5" x 13' 9" max ( 7.75m x 4.19m max )

Two double glazed windows to front, double glazed window to rear, double glazed french doors to rear, integrated fridge freezer, integrated dishwasher, electric oven and gas hob, integrated washing machine.

## Bedroom One

14' 3" x 9' 2" ( 4.34m x 2.79m )

Double glazed window to rear, with ample room for an inbuilt wardrobe within an alcove.

## Bedroom Two

14' 5" x 10' 6" ( 4.39m x 3.20m )

Double glazed window to rear, loft space

## Bathroom

Panel enclosed bath with mixer tap, low level wc, wash hand basin

## Outside

## Parking

Allocated parking space and visitor parking

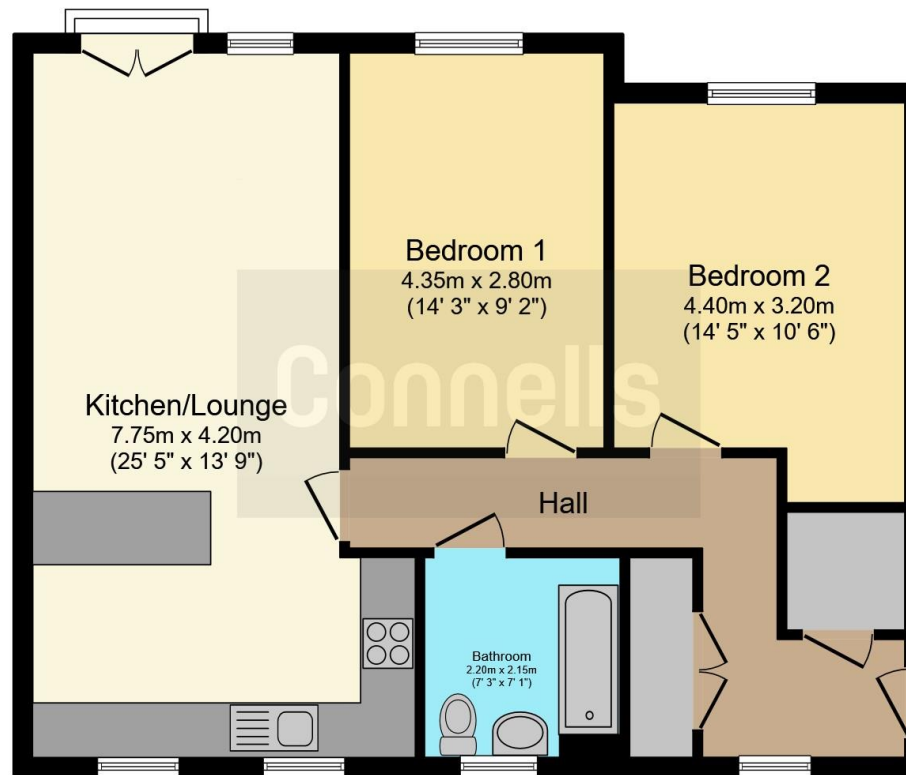












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**E [basingsstokesouth@connells.co.uk](mailto:basingsstokesouth@connells.co.uk)**

56 Broadmere Road Beggarwood  
 BASINGSTOKE RG22 4AQ

EPC Rating: B

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 1318.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KSH105645](http://connells.co.uk/Property/KSH105645)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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Property Ref: KSH105645 - 0007