

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Watertower Way, Basingstoke, RG24 9RF

1 Bedroom, 1 Bathroom, Ground Floor Maisonette

Asking Price Of £179,950





Limes Park

Asking Price Of £179,950

- Ground Floor Character Conversion
- High Ceilings & Original Sash Windows
- Spacious Open-Plan Lounge/Diner
- Private Courtyard Garden
- Gas Central Heating
- Allocated Parking
- Historic Development Converted by Thomas Homes

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Charming Ground Floor Conversion with Courtyard Garden & Parking – Ideal for First-Time Buyers or Downsizers

Tucked within a characterful development on the fringes of Basingstoke's town centre, this ground floor apartment forms part of a beautifully converted period building and offers a blend of space, style, and practicality.

Step inside to discover a light-filled open-plan living area with impressively high ceilings, tall sash windows, and direct access to a private courtyard-style garden. The fitted kitchen is neatly arranged and flows well into the dining and lounge space – ideal for hosting or relaxing.

The double bedroom is a generous size and comes complete with built-in wardrobes. A re-fitted shower room complements the property, and there's useful additional storage in the hallway.

Externally, the property enjoys a private outdoor seating area, perfect for summer evenings, and also benefits from allocated parking close to the front door.

A great combination of character and convenience – whether you're looking to get on the ladder or scale things back, this unique property could be just what you're after.

FRONT DOOR TO

ENTRANCE HALL Welcoming and well-proportioned, the hallway benefits from a side-aspect window that brings in natural light, enhancing the bright and airy feel. There's space for bookshelves or a console table, a wall-mounted radiator for warmth, and direct access to the main living area. Ideal for greeting guests with a touch of charm.

LOUNGE/KITCHEN

This spacious and inviting reception area is filled with natural light thanks to tall sash windows on both aspects and a glazed door leading out to the private courtyard. High ceilings add to the sense of space, while neutral tones and soft carpeting create a warm and relaxed feel. There's ample room for both dining and lounge furniture,



making it a fantastic social space for relaxing or entertaining.

Kitchen

Open to the main living area, the kitchen is smartly laid out with a range of sleek wall and base units, finished with rolled-edge worktops. It features a fitted electric oven, four-ring gas hob with extractor hood, and space for a dishwasher, washing machine, and fridge/freezer. A large sash window above the sink brings in plenty of light and offers a pleasant outlook.

HALLWAY A practical link between the living space and the bedroom/shower room, this inner hallway includes a useful built-in storage cupboard – ideal for linen, cleaning supplies, or general household items. Neutrally decorated and well-lit, it helps maintain a smooth flow throughout the property.

BEDROOM A well-proportioned double bedroom featuring a tall sash window that fills the space with natural light. The room benefits from a fitted double wardrobe providing ample storage, while the neutral décor and soft carpeting create a peaceful, comfortable environment. A radiator sits below the window, and there's still plenty of space for additional furniture or a desk if required.

RE-FITTED SHOWER ROOM Smartly finished and well-lit, this modern shower room features a generous walk-in enclosure with glass screen and wall-mounted shower, ideal for ease of use. The suite includes a close-coupled WC and wall-hung wash basin, with tiled walls and wood-effect flooring adding a stylish, low-maintenance finish. A large window provides ventilation and natural light, while a tiled ledge offers practical storage space for toiletries.

OUTSIDE

COURTYARD GARDEN Accessed directly from the living area, this low-maintenance courtyard offers a charming outdoor retreat. Enclosed by decorative railings and attractively paved, it's perfect for



container gardening, morning coffee, or unwinding in the sun. Surrounded by well-kept communal grounds and mature planting, the setting is peaceful and pleasantly tucked away while still being moments from the allocated parking and nearby amenities

PARKING The property benefits from one allocated parking space located conveniently close to the entrance. There are also additional visitor bays available within the development, offering easy parking for guests.

Location – Rooksdown / Limes Park Set within the heart of the Park Prewett redevelopment, Watertower Way forms part of a unique and historically rich setting. Originally serving as a military hospital for Canadian forces during the First World War, the site later became a psychiatric hospital and once again played a role during the Second World War. Decades later, the area was thoughtfully transformed by developer Thomas Homes, who converted the original hospital buildings into distinctive residential homes. This regeneration gave rise to what is now known as Limes Park – the focal point of the newly established civil parish of Rooksdown.

KEY FACTS FOR BUYERS Tenure: Leasehold
Lease Term: 999 years from 1 April 2007
Ground Rent: £0
Current Service Charge: £1396.46 per annum (subject to annual review)
EPC Rating: C (Score: 78)
Council Tax Band: B
Local Authority: Basingstoke and Deane Borough Council

Conservation Area
Watertower Way lies within the Park Prewett Conservation Area, designated in 1998 by Basingstoke & Deane Borough Council. As such, any external alterations or works to trees require prior notice or consent. Full details are set out in the Council's Conservation Area Appraisal.

