



3 Basing Mews Lower Basingwell Street, Bishops Waltham - SO32 1PA

Offers in Region of £180,000

WHITE & GUARD

3 Basing Mews Lower Basingwell Street

Bishops Waltham, Southampton

INTRODUCTION

Offered for sale with no forward chain and set within the very heart of Bishops Waltham Town Centre, is this exceptionally well presented one bedroom first floor apartment. Benefitting from allocated off road parking, the property comprises a double bedroom with adjoining an en-suite shower room, well-presented lounge dining room alongside a refitted kitchen. Offering such an enviable position, this property will be a sure to be well suited to both a first time and downsizing buyers.

LOCATION

The property benefits from being in Bishop Waltham's vibrant village centre which offers a broad range of shops and local amenities including shops, post office, pubs, a doctor's surgery and regular bus services. The neighbouring village of Botley is only minutes away and provides a mainline railway station with both Winchester city centre and Southampton Airport being just under half an hour away. All main motorway access routes are within easy reach. This historic market town is set against a backdrop of beautiful Hampshire countryside and offers the convenience of superb transport links.

- WINCHESTER BAND B
- EPC RATING D
- LEASEHOLD
- NO FORWARD CHAIN
- IDEAL FOR A FIRST TIME BUYER
- ONE BEDROOM FIRST FLOOR APARTMENT
- LOUNGE DINING ROOM
- REFITTED KITCHEN
- ALLOCATED OFF ROAD PARKING





INSIDE

A security entrance door opens into the well-presented communal areas and stairs lead to all floors. Flat three can be found on the first floor and enjoys a shared balcony, where a double glazed door then opens into the entrance hall. The welcoming hallway provides access to all the accommodation. The main living space is set at the rear of the property and has been tastefully decorated, laid to light wood effect flooring the room provides space for a living area in addition to a dining table and chairs. An archway transitions into the modern re-fitted kitchen which comprises a range of matching high gloss wall and base level units with complimentary quartz effect work surfaces, which incorporate an inset stainless steel sink and drainer, induction hob and fitted electric oven. Furthermore space is provided for a fridge freezer and has attractive brick effect tiling to the principal areas. Completing the accommodation is a well-proportioned double room which benefits from fitted wardrobes and still allows space for freestanding furniture, a door leads through to a well appointed en-suite shower room. Presented in excellent order the suite consists of an enclosed shower cubicle, vanity wash hand basin, WC and heated towel rail.



OUTSIDE

Externally the property has one allocated parking space within a residents only car park.

SERVICES:

Water, electricity and mains drainage are Connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

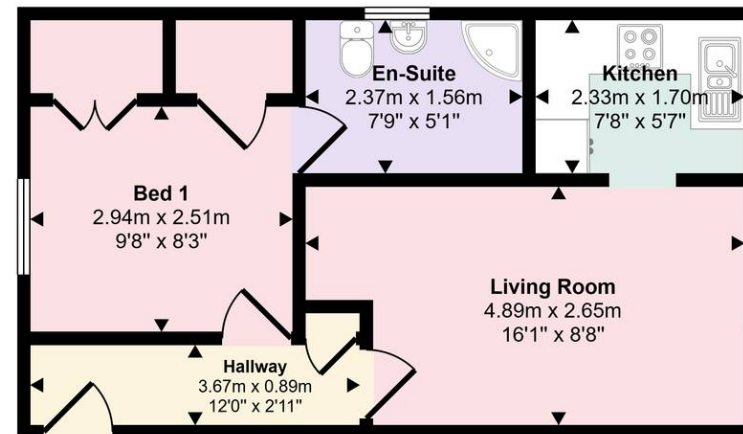
Leasehold Information: We have been advised by our clients that there are approximately 117 years remaining on the lease. The current service charge is £144.75 per calendar month.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area
36 sq m / 385 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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