

Connells

Broadmere Road
Beggarwood Basingstoke

Broadmere Road
Beggarwood Basingstoke RG22 4FP

for sale
£200,000







Property Description

Situated on the popular Broadmere Road, this well-presented two-bedroom, two-bathroom flat offers spacious accommodation ideal for modern living. Immaculately maintained throughout, the property impresses with its contemporary decor and up-to-date appliances, creating a welcoming and comfortable home environment.

Residents benefit from dedicated, allocated parking, adding convenience and peace of mind. The flat is part of a sought-after development, well-positioned to take full advantage of excellent local amenities. The nearby Sainsburys and Beggarwood Surgery cater for daily needs, while the Basingstoke and North Hampshire Hospital is just a short drive away. Families are well-served by a selection of reputable schools, including Hatch Warren Junior School and Brighton Hill Community School.

Leisure and recreation are easily accessible, with Beggarwood Park offering expansive green space and Hatch Warren Nature Reserve providing tranquil trails right on your doorstep. Excellent transport links in the area make commuting or trips into Basingstoke town centre straightforward and stress-free.

This is an outstanding opportunity to move into a contemporary and conveniently located home in one of Basingstoke's most desirable areas. Arrange a viewing today to fully appreciate everything this exceptional property has to offer.

Bedroom 1

Irregular Shaped Room 13' 3" x 9' 4" (4.04m x 2.84m)

Double glazed window to side

En-Suite

Low level w/c, vanity hand wash basin, single shower cubicle withn wall mounted shower

Bedroom 2

Irregular Shaped Room 13' 1" x 8' 2" (3.99m x 2.49m)

Double glazed window to side

Lounge/Dining Room

Irregular Shaped Room 15' 1" x 10' 6" (4.60m x 3.20m)

Double glazed doors to side to Juliet balcony, double glazed window to rear

Kitchen

Irregular Shaped Room 8' 2" max x 7' 9" max (2.49m max x 2.36m)

Double glazed window to rear, space for fridge-freezer, space for washing machine, stainless steel sink with mixer tap and drainer.

Agents Note

Please note that an Aml fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee

cannot be refunded, even if the property purchase does not go ahead.










METALLICA
IRON MAIDEN
MASTER OF PUPPETS


HEAT


GLOOMHAVEN
WAR OF THE RING





Total floor area 62.3 m² (670 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01256 398237
E basingstokesouth@connells.co.uk

56 Broadmere Road Beggarwood
BASINGSTOKE RG22 4AQ

EPC Rating: C

Council Tax Band: C

Service Charge: 1668.00

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KSH105878

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.