



Connells

Timberlake Court Timberlake Road
Basingstoke



Property Description

Located in a sought after location, within close proximity to Basingstoke Town Centre. This particular property features an open plan layout with a lounge, kitchen and dining area. There are two bedrooms, an en-suite and family bathroom too. Additional benefits include double glazing and one allocated parking space.

This property is situated roughly a 0.2 mile walk or 04 mile drive from Festival Place, where you can find a range of shops, services and restaurants. The bus station and railway station are also within close proximity. This flat would suit commuters, with easy access to public transport and commuter links, such as the A33, A339 and M3.

Entrance Hall

Lounge/Dining Area/Kitchen

Lounge: Double Glazed Windows

Kitchen: stainless steel sink, work surfaces with cupboards over and under, four ring gas hob with hood over and oven under, space for washing machine, space for fridge-freezer, double glazed window.

Bedroom 1

Double glazed window

Bedroom 2

Double glazed window

Bathroom

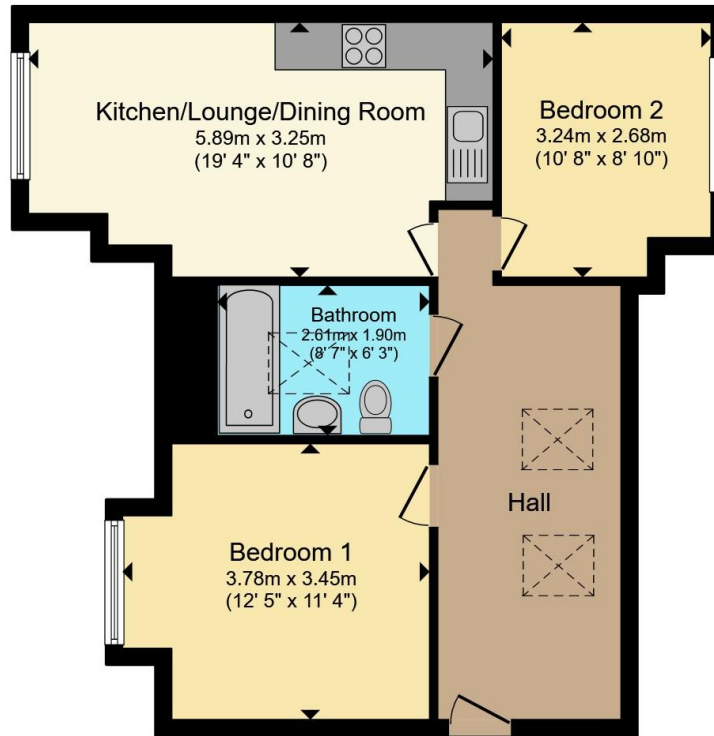
Low level WC, double glazed window, panel enclosed bath with shower over, heated towel rail and extractor fan.

Parking

One dedicated parking space







Total floor area 58.9 m² (634 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



To view this property please contact Connells on

T 01256 464566
E basinstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax
 Band: B

Service Charge:
 1620.72

Ground Rent:
 12.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314658

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. 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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK314658 - 0009