



Winterthur Way
Basingstoke RG21 7UF

for sale
£160,000



Property Description

Situated in a prime Town Centre location, this well-presented two bedroom flat offers an exceptional opportunity for both first-time buyers and investors alike. Set just a short stroll from both the bustling heart of the town and the local train station, the property provides enviable convenience for commuters and those who appreciate having amenities, shops, cafes, and restaurants right on their doorstep.

The apartment boasts bright, modern interiors and features an inviting open-plan living area, ideal for relaxing or entertaining guests. Both bedrooms are generously sized, with the master benefiting from a stylish en-suite bathroom, while a separate contemporary family bathroom ensures privacy and comfort for residents and visitors.

Presented in good condition throughout, the property further benefits from allocated parking with no onward chain, a smooth and swift purchase is assured.

Just moments away, residents can enjoy the vibrant lifestyle offered by the Town Centre, including boutique shops, local eateries, and green spaces perfect for leisurely walks. Excellent transport links via the nearby train station connect you easily to the wider region, making this home perfect for those with a busy modern lifestyle.

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,



Area

Situated in the centre of Basingstoke, on Winterthur Way, the property is within walking distance to the Festival Place Shopping Centre offering a variety of shops, restaurants, bars, convenience stores, supermarkets and entertainment facilities. There is easy access to the M3, A33 to Reading and A339 to Newbury via car, the property is also right next to the mainline Train Station to London Waterloo and Basingstoke Bus Station, making it a great location for commuting. The apartment also benefits from being near to a number of parks such as Eastrop Park and the War Memorial Park, providing opportunity for walks and fresh air.







Fourth Floor

Total floor area 65.1 m² (701 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

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax
 Band: C

Service Charge: 175.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314881

This is a Leasehold property with details as follows; Term of Lease 102 years from 20 Jul 2026. 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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