

for sale

offers in excess of **£150,000**



## Skippetts Gardens Basingstoke RG21 3BY

Offered to the market with NO ONWARD CHAIN is this first floor apartment comprising an open plan lounge/diner with fitted kitchen, ONE DOUBLE BEDROOM and main bathroom. The property also benefits from a Juliet BALCONY off the lounge, communal GARDEN and an allocated PARKING space.

# Skippetts Gardens Basingstoke RG21 3BY

## Agents Notes

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

## Entrance Hall

Security entry phone system, storage cupboard, airing cupboard housing boiler, doors to:

## Lounge/ Diner

13' 3" x 12' 1" ( 4.04m x 3.68m )

Double glazed double door to Juliet balcony, double glazed window, open to:

## Kitchen

9' (max) x 6' 9" (max) ( 2.74m (max) x 2.06m (max) )

Work surfaces with cupboards and drawers under and cupboards over, one and a half bowl stainless steel sink with drain and mixer tap, double glazed window to rear aspect, fitted four ring gas hob with electric oven under and extractor hood over, integrated washing machine, integrated upright fridge-freezer.

## Bedroom

9' 6" x 9' 8" ( 2.90m x 2.95m )

Double glazed window to front aspect and built-in double door cupboard.

## Bathroom

Panel enclosed bath with shower attachment over, low level WC, wash hand basin and double glazed frosted window to rear aspect.

## Outside

## Communal Garden

Fenced and laid to lawn.

## Parking

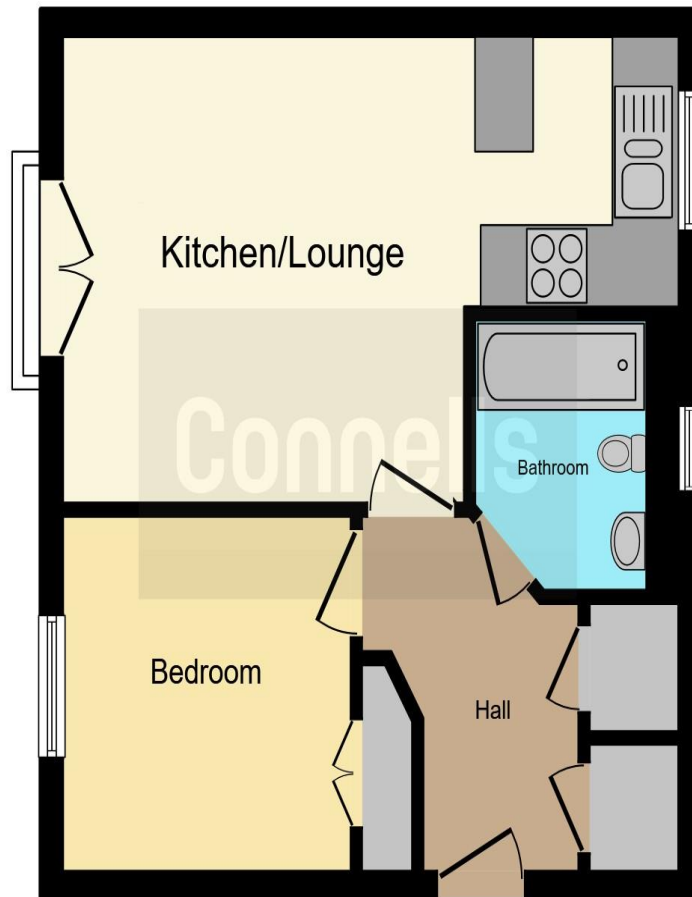
The property benefits from an allocated parking space.











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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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1 Wote Street  
 BASINGSTOKE RG21 7NE

Property Ref: BTK314547 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1918.36

Ground Rent: 162.00

**view this property online [connells.co.uk/Property/BTK314547](http://connells.co.uk/Property/BTK314547)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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