



Connells

Kendal Gardens
Basingstoke



Property Description

Connells are delighted to bring to the market this ONE BEDROOM RETIREMENT MAISONETTE for the OVER 55's situated on the GROUND FLOOR WITH ACCESS TO COMMUNAL GARDENS comprising of LOUNGE, KITCHEN, BATHROOM

Kendal Gardens was constructed by Mills & Spencer and comprises a mixture of 30 apartments and bungalows designed for the retired. For periods when the Development Manager is off duty there is a 24 hour emergency Communicare system. Each property comprises a lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years.

Kendal Gardens is perfectly located within close proximity to a range of amenities that include local supermarket, and healthcare provisions and within walking distance. Kempshott enjoys a great setting, living here you can enjoy tree lined surroundings and become part of a vibrant local community. Communications are first-class with easy access to both the A30 and M3 motorway, and by rail from Basingstoke to London Waterloo and Reading to London Paddington.

Lounge

14' 6" max x 9' 10" max (4.42m max x 3.00m max)

Storage Cupboard, Double Glazed Patio Doors to Front

Kitchen

11' 8" max x 5' 5" max (3.56m max x 1.65m max)

Double Glazed Window to Front, Cooker, Wall and Base Units, Sink with Drainer, Cooker, Washing Machine, Fridge Freezer

Bedroom

12' 4" max x 8' 8" max (3.76m max x 2.64m max)

Double Glazed Window to Rear, Fitted Wardrobes

Shower Room

Electric Shower, Low Level WC, Pedestal Wash Hand Basin, Heated Towel Rail

Outside

Front Garden

Patio Area

Communal Gardens

Mature Shrubs, Patio Area

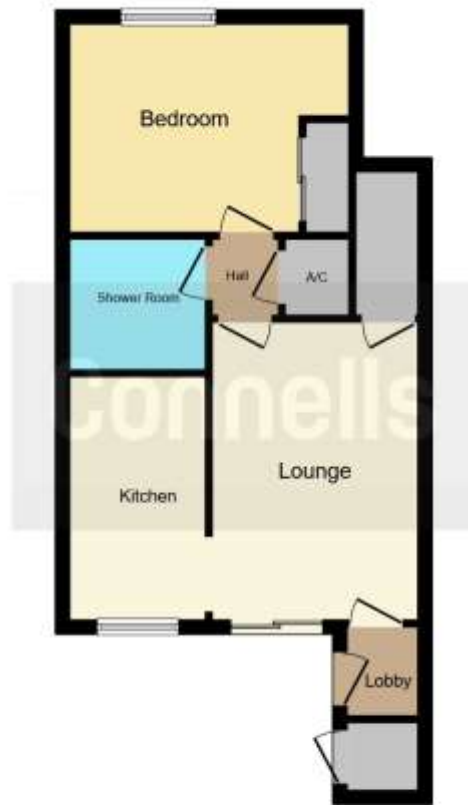
Parking

Communal Parking









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: B

Service Charge:
 2626.00

Ground Rent:
 378.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/KSH105035](https://www.connells.co.uk/Property/KSH105035)

This is a Leasehold property with details as follows; Term of Lease 159 years from 01 Sep 1986. 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.

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