



**Connells**

St. Catherine Road  
Basingstoke

St. Catherine Road  
Basingstoke RG24 9XG

for sale  
**£190,000**



### Property Description

Presented to the market is this beautifully presented two-bedroom flat, located within the much sought-after Sherborne Fields development. Boasting a bright and modern open plan kitchen, dining, and lounge area, this lovely home is ideal for first-time buyers, professionals, or those seeking an excellent investment opportunity. Two generously sized double bedrooms offer ample space for relaxation, complemented by a well-appointed family bathroom for added convenience.

Further benefits include gas central heating that was installed in March 2026 and the ease of allocated parking, ensuring that day-to-day living is effortlessly smooth. The flat is finished to a fair standard, providing a blank canvas for personal touches and customisation.

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.



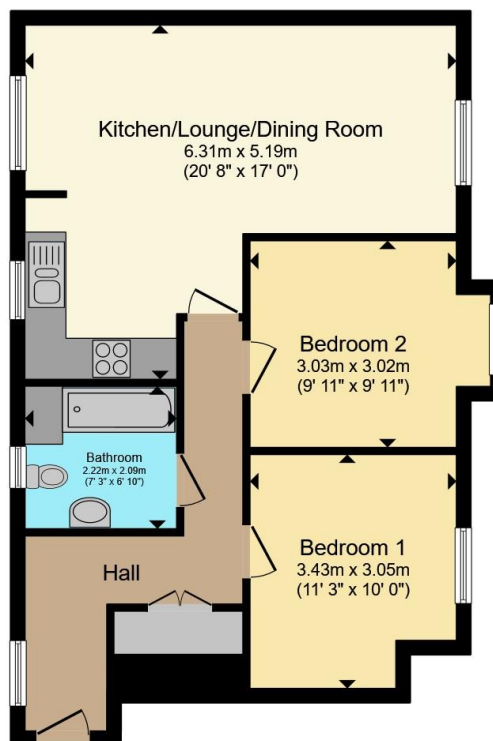
## Area

located in the Sherborne Fields development which is close to Basingstoke and North Hampshire Hospital. A number of schools and playing areas are within walking distance of the property. Surrounding the property are bus stops, allowing easy access to transport all over Basingstoke and the surrounding areas. For those who drive, Festival Place shopping centre is located just 2 miles from the front door, offering a wide range of shops, restaurants, cafes and entertainment. The A33 to Reading is located 1.7 miles away and the M3 is 3.3 miles.









Total floor area 62.1 m<sup>2</sup> (669 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01256 464566**  
**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax  
Band: C

Service Charge:  
2150.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK315043](http://connells.co.uk/Property/BTK315043)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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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