

for sale

£170,000



## Verum House New Street Basingstoke RG21 7BT

This modern ONE BEDROOM FIRST FLOOR APARTMENT constructed in 2017 is located on the fringe of Basingstoke's town centre with NO ONWARD CHAIN. The property features an OPEN PLAN lounge & kitchen, double bedroom suite, double glazed windows throughout and secure UNDERGROUND ALLOCATED PARKING.

# Verum House New Street Basingstoke RG21 7BT

## Communal Entrance

Leading to:

## Entrance Hall

Front door, single cupboard, wall mounted entry system, doors to:

## Lounge / Dining Room / Kitchen

15' 4" (max) x 15' 10" (max) ( 4.67m (max) x 4.83m (max) )

Two double glazed windows, television and telephone points, open to:

Kitchen Area:

Work surfaces with cupboards and drawers under and cupboards over, stainless steel sink with drainer and mixer tap, fitted four ring induction hob with integrated oven under and hood over, integrated fridge-freezer, integrated dishwasher, part tiled walls.

## Bedroom

16' 10" (max) x 10' 3" (max) ( 5.13m (max) x 3.12m (max) )

Double glazed window.

## Bathroom

Panel enclosed bath with shower over, low level WC, vanity wash hand basin, part tiled walls, extractor fan, wall mounted heated towel rail.

## Parking

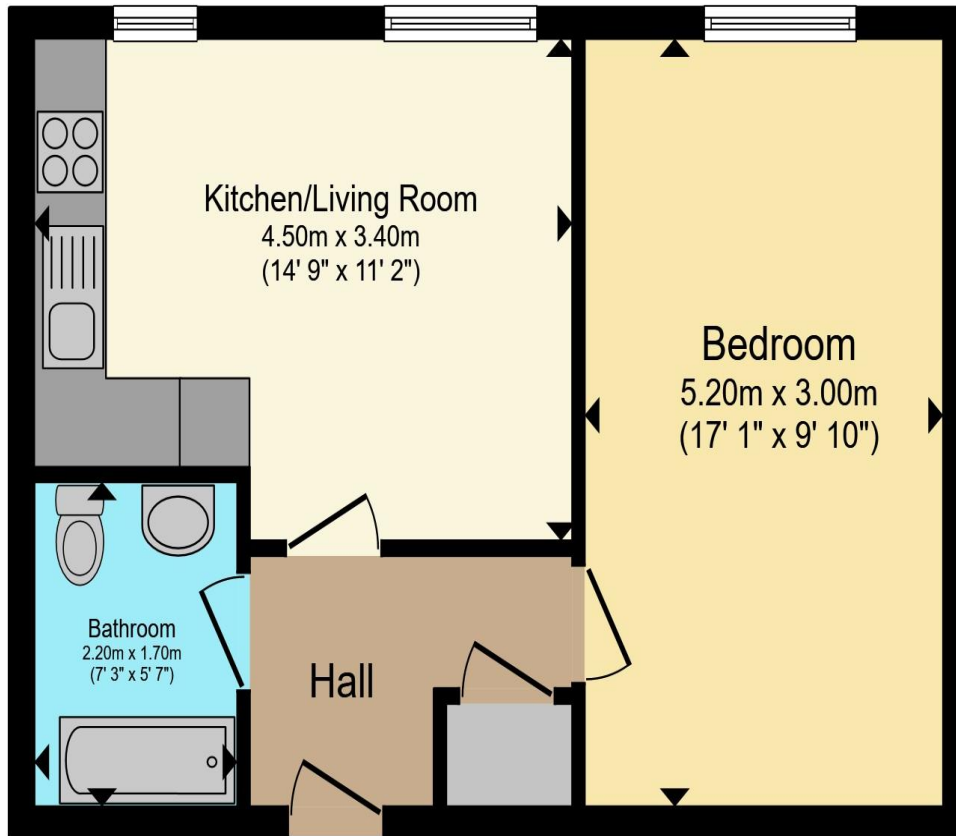
The property benefits from having an allocated parking space within a secure underground car park.











Total floor area 39.5 m<sup>2</sup> (425 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)



To view this property please contact Connells on

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1 Wote Street  
BASINGSTOKE RG21 7NE

Property Ref: BTK313931 - 0011

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1710.24

Ground Rent: 350.00

**[view this property online connells.co.uk/Property/BTK313931](http://connells.co.uk/Property/BTK313931)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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