



Connells

Hutchins Way
Basingstoke



Property Description

Situated within the highly sought-after Marnel Park development which was developed in the late 2000's-2010, this beautifully presented two bedroom home offers modern living in a quiet, family-friendly location. A modern, well-connected residential development offering a variety of contemporary homes with open-plan living, private gardens and parking. Ideally located for local amenities, schools and transport links, Marnel Park remains a popular choice for families and professionals alike.

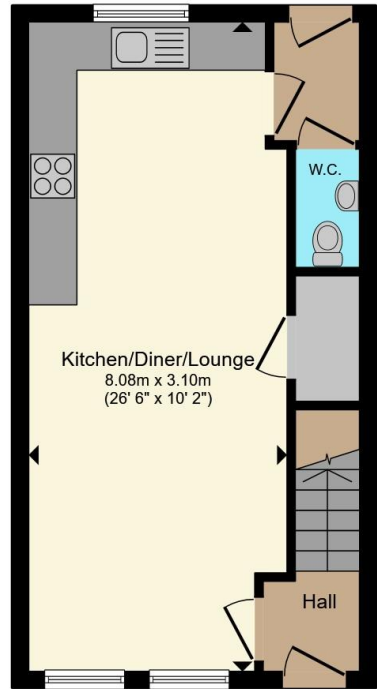
Hutchins Way is conveniently located within easy reach of local schools, parks, and amenities, with excellent transport links via the A33 and M3. Basingstoke town centre and mainline railway station are just a short drive away, offering direct links to London Waterloo. Basingstoke's Festival Place shopping centre.



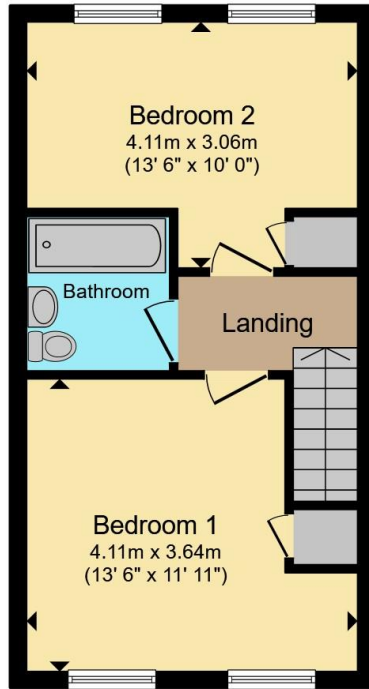




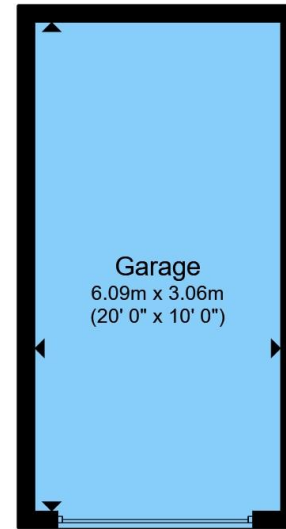




Ground Floor



First Floor



Garage

Total floor area 85.1 m² (915 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: C Council Tax Band: C

Service Charge: 218.40 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314755

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



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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