Connells

Sylvia Close
Basingstoke

Sylvia Close
Basingstoke RG21 3ND

for sale
£190,000

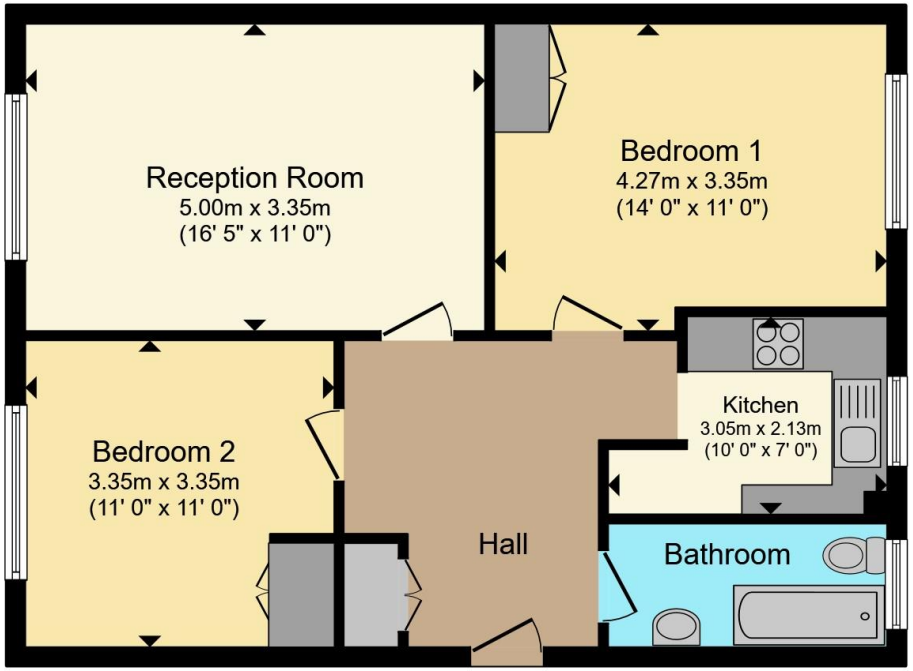
Property Description

Presenting a delightful two-bedroom top floor flat, ideally situated just a short stroll from the vibrant town centre. Boasting a well-presented interior, this spacious apartment offers a welcoming lounge and dining area, perfect for relaxing or entertaining. The modern, re-fitted kitchen provides ample workspace and storage, ideal for culinary enthusiasts.

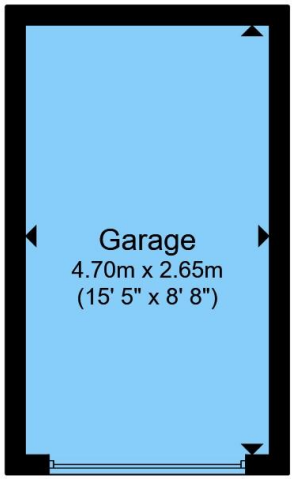
The property benefits from a recently fitted bathroom, adding a touch of contemporary style, while double glazed windows and gas central heating with radiators (district heating system) ensure comfort throughout the year. Practicality is further enhanced with the inclusion of a private garage, offering valuable additional storage or secure parking.

Close to the town, residents enjoy easy access to a wealth of local amenities, including popular restaurants, cafés, and independent shops. Excellent transport links are within easy reach, making commuting or exploring the surrounding area effortless. Parks, leisure centres, and cultural attractions add to the appeal of this central location.

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.



Ground Floor



Garage

Total floor area 76.5 m² (823 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

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To view this property please contact Connells on

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1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: C

Council Tax Band: B

Service Charge: 917.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK315042

This is a Leasehold property with details as follows; Term of Lease 189 years from 31 Mar 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.