



Connells

West Siding
Basingstoke



Property Description

Offered to the market is this impeccably presented two-bedroom first floor apartment provides modern living at its finest. Built in 2022 and still benefiting from its new build warranty, the property is situated within a well-maintained development, offering peace of mind and quality craftsmanship throughout.

The apartment features a spacious open plan kitchen and living area, designed to maximise both comfort and style—perfect for relaxing at home or entertaining guests. Both double bedrooms enjoy generous proportions and plenty of natural light, while the contemporary family bathroom comes complete with sleek fixtures and fittings. With dedicated allocated parking, convenience is guaranteed for residents and visitors alike.

The desirable location places you close to local amenities including vibrant cafes, supermarkets, and green open spaces ideal for walks or outdoor activities. Excellent transport links connect you swiftly to the city centre and beyond, with major bus routes and train stations nearby. Highly regarded schools and leisure facilities can be found just a short stroll away.

AGENTS NOTE: 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

The property is situated within close proximity to Basingstoke Hospital. There are plenty of parks close by providing opportunity for walks and fresh air. The Basingstoke Town Centre is just under three miles away, housing the Festival Place Shopping Centre and The Malls with a variety of shops, restaurants, bars, and entertainment facilities. There are bus stops nearby with regular services into the Town Centre. The Basingstoke Train Station has a direct line to London Waterloo and the M3, A33 and A339 are all easily accessible via car, making the location perfect for travel and commuting.







Total floor area 70.3 m² (757 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

Connells

To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1256.28

Ground Rent:
 126.96

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314887

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2021. 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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