



Connells

Winterthur Way
Basingstoke

Winterthur Way
Basingstoke RG21 7UH

for sale guide price
£165,000



Property Description

Situated in the centre of Basingstoke, on Winterthur Way, the property is within walking distance to the Festival Place Shopping Centre offering a variety of shops, restaurants, bars, convenience stores, supermarkets and entertainment facilities. There is easy access to the M3, A33 to Reading and A339 to Newbury via car, the property is also right next to the mainline Train Station to London Waterloo and Basingstoke Bus Station, making it a great location for commuting. The apartment also benefits from being near to a number of parks such as Eastrop Park and the War Memorial Park, providing opportunity for walks and fresh air.

Entrance Hall

Double glazed window, cupboard housing hot water tank, doors to:

Open Plan Lounge/Kitchen

21' 10" x 10' 8" (not into recess) (6.65m x 3.25m (not into recess))

Work surfaces with cupboards and drawers under and cupboards over, fitted four ring electric hob with electric oven under and hood over, one and a half bowl stainless steel sink with drain and mixer tap, double glazed window, space for washing machine, space for dishwasher, space for upright fridge-freezer.

Lounge Area - Double glazed French doors, Juliet balcony, double glazed window, security entry phone system.

Bedroom One

9' 10" x 8' 3" (not into recess) (3.00m x 2.51m (not into recess))

Double glazed window, double wardrobe, door to:

En-Suite Shower Room

Shower cubicle, low level WC, pedestal wash hand basin, part tiled walls.

Bedroom Two

10' x 7' 10" (3.05m x 2.39m)

Double glazed window.

Bathroom

Panel enclosed bath, pedestal wash hand basin, low level WC, heated towel rail, double glazed frosted window, part tiled walls.

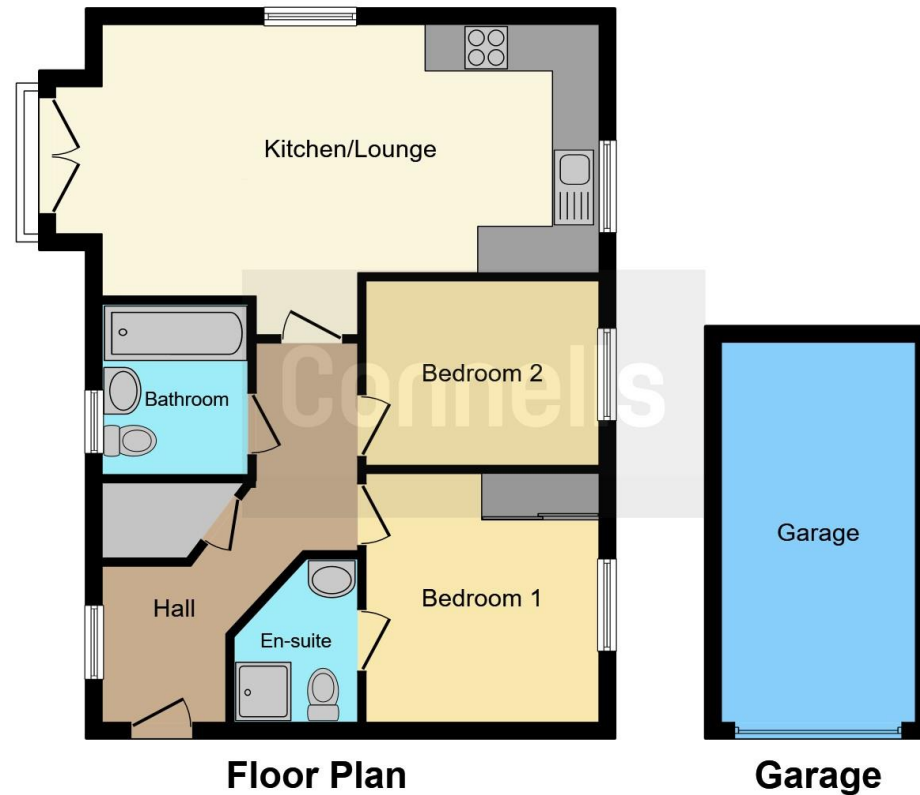
Parking

The property benefits from having a garage.









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.focalagent.com

To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 2250.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314326

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003. 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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