



Connells

Greenlands Road
Basingstoke



Property Description

A beautifully presented two-bedroom, two-bathroom apartment offering modern open-plan living in the convenient Rooksdown location.

This stylish apartment features a spacious open plan lounge/kitchen/diner, creating the perfect space for both relaxing and entertaining. The contemporary kitchen is thoughtfully arranged with ample storage and worktop space, seamlessly flowing into the bright and airy living area. The property also boasts two well-proportioned double bedrooms, including a generous master bedroom with en-suite. Also including a separate modern family bathroom providing both comfort and practicality.

Further benefits include one allocated parking space, well-maintained communal areas, bike storage and a secure, well-managed development. The development has a £212.72 annually ground rent and a service charge of £2,748.46 annually.



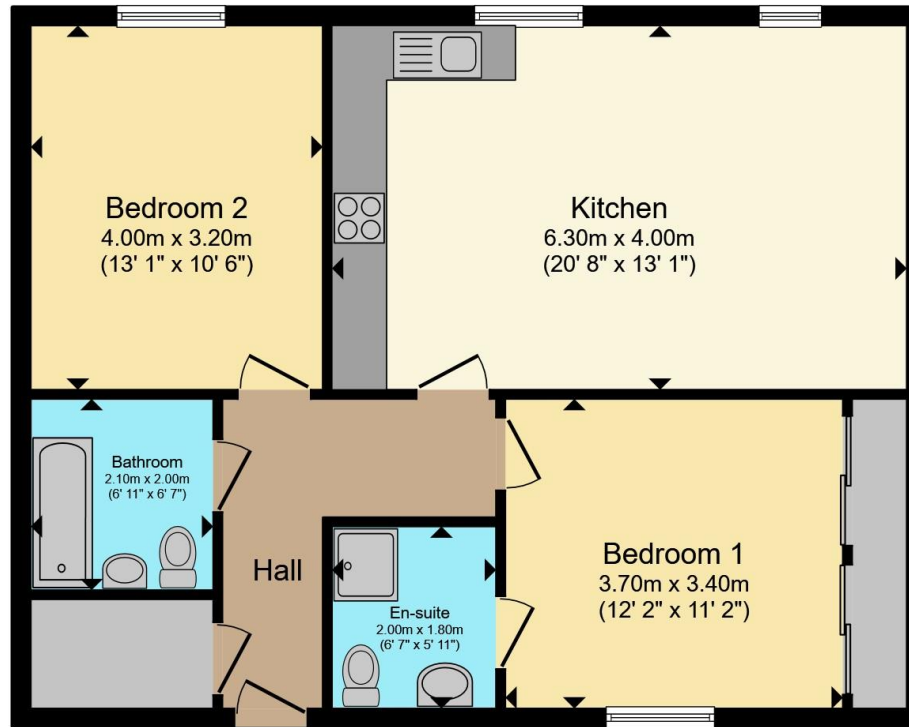
Area

This spacious first floor apartment is situated on the sought after development of Limes Park in Rooksdown, which lies within close proximity to a local GP surgery, community centre, convenience store and a coffee shop. The property is located just 3.3 miles from Basingstoke Festival Place shopping centre and main line station, which offers services to London Waterloo and further afield. There is also easy access to some of the main commuter links such as the A339, M3 and A33.









Total floor area 72.0 m² (775 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: B Council Tax
 Band: C

Service Charge:
 2748.46

Ground Rent:
 212.72

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314817

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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