



**Connells**

Park Prewett Road  
Basingstoke



### Property Description

Located on the popular Park Prewett Road in Rooksdown, this spacious two-bedroom first floor apartment is offered to the market with no onward chain, making it an ideal opportunity for first-time buyers, investors, or those looking to downsize.

The property features a bright and airy lounge/diner, a kitchen with plenty of storage, and two well-proportioned bedrooms, all accessed from a central hallway. A modern bathroom suite completes the accommodation.

Further benefits include gas radiator central heating and allocated parking, providing both comfort and convenience.



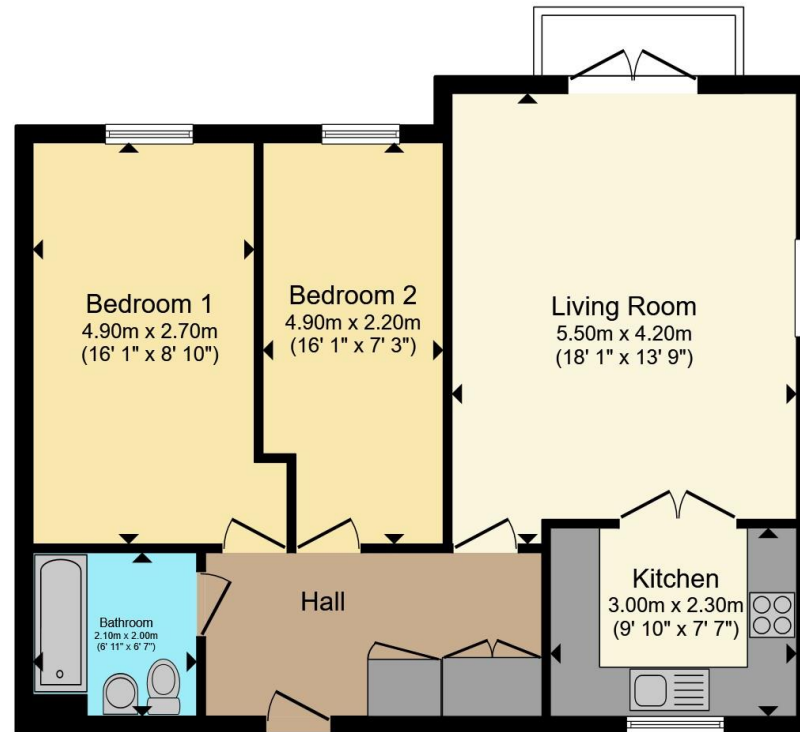
## Area

Situated in the popular residential area of Rooksdown, the property is local to convenience stores, schools, cafe's, a pharmacy and the North Hampshire Hospital. There are plenty of parks close by, including Rooksdown Park 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 67.6 m<sup>2</sup> (728 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
BASINGSTOKE RG21 7NE

EPC Rating: B

Council Tax  
Band: C

Service Charge:  
1500.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314749](http://connells.co.uk/Property/BTK314749)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. 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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