

for sale

guide price **£180,000**



## Winterthur Way Basingstoke RG21 7UW

**\*\* GUIDE PRICE £180,000 - £190,000 \*\***A first floor TWO BEDROOM APARTMENT located close to the Train Station and Town Centre and is offered to the market with NO ONWARD CHAIN. The property features OPEN PLAN Lounge/ Kitchen, Juliet Balcony, En-Suite, Bathroom and Garage.

# Winterthur Way Basingstoke RG21 7UW

## Entrance Hall

Double glazed window, cupboards housing water tank and electrics, doors to:

## Open Plan Lounge/Kitchen

18' 1" x 14' 7" ( 5.51m x 4.45m )

Double glazed doors leading to Juliet balcony, 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, integrated washing machine, integrated fridge-freezer, integrated dishwasher, telecoms entry phone system, double glazed window.

## Bedroom One

14' 8" (max, into bay window) x 12' 1" (max) ( 4.47m (max, into bay window) x 3.68m (max) )

Integrated double door cupboards, double glazed double door leading to Juliet balcony, double glazed window.

## En-Suite

Enclosed Shower cubicle, low level WC, wall mounted hand wash basin, heated towel rail, double glazed window.

## Bedroom Two

8' 7" x 7' 10" ( 2.62m x 2.39m )

Double glazed window.

## Bathroom

Panel enclosed bath with shower attachment, heated towel rail, wall mounted hand wash basin, low level WC, vent.

## 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](http://www.focalagent.com)

To view this property please contact Connells on

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1 Wote Street  
 BASINGSTOKE RG21 7NE

Property Ref: BTK314476 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2640.00

Ground Rent: 175.00

**view this property online [connells.co.uk/Property/BTK314476](http://connells.co.uk/Property/BTK314476)**

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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