



Connells

Beech Court Park Prewett Road
BASINGSTOKE



Property Description

The property is situated in the popular Rooksdown area, a recently developed part of Basingstoke, offering cafes, convenience stores, Doctors Surgery and Pharmacy along with vast amounts of fields and open space. Located just over a three miles drive from the Basingstoke Town Centre, the property has the added benefit of being local to the Festival Place Shopping Centre offering a wide range of shops, restaurants, bars, cafes and leisure and entertainment facilities. Also located within the Town Centre is the mainline Train Station to London Waterloo and the Basingstoke Bus Station and with plenty of Bus Stops a short walk from the property there are great public transport links available. For those who drive, there is easy access to the A339 to Newbury, the A33 to Reading and the M3 just the other side of the Town.



Entrance Hall

Double glazed window to side aspect, security entry phone system, two storage cupboards, doors to:

Kitchen/ Living Area

21' 10" x 13' (max) (6.65m x 3.96m (max))

Kitchen - Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with electric oven under and hood over, one and a half bowl stainless steel sink with drain and mixer tap, concealed upright fridge-freezer, concealed washing machine, cupboard housing gas boiler, double glazed windows to front and side aspects.

Lounge - Double glazed corner windows to front and side aspects.

Bedroom

11' 10" x 9' 10" (3.61m x 3.00m)

Double glazed window to side aspect.

Bathroom

Panel enclosed bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, double glazed frosted window to side aspect, part tiled walls, fully tiled floor.

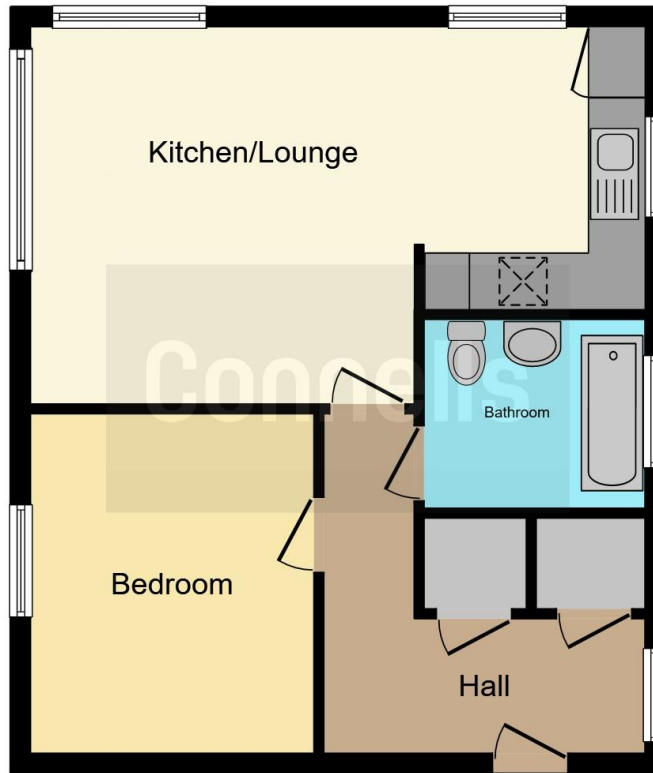
Outside

Parking

The property benefits from having an allocated parking space. There are also a number of visitor spaces available.







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

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax
Band: B

Service Charge:
1600.00

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314481

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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.

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