



**Connells**

Divot Way  
BASINGSTOKE



### Property Description

An excellent chance to purchase a 40% shared ownership of this well-presented one-bedroom top floor flat, ideally located on Divot Way.

The property offers a welcoming entrance hall leading through to a bright and spacious lounge, complete with access to a private balcony-perfect for relaxing or enjoying some fresh air. The flat benefits from double glazing throughout, ensuring comfort and energy efficiency.

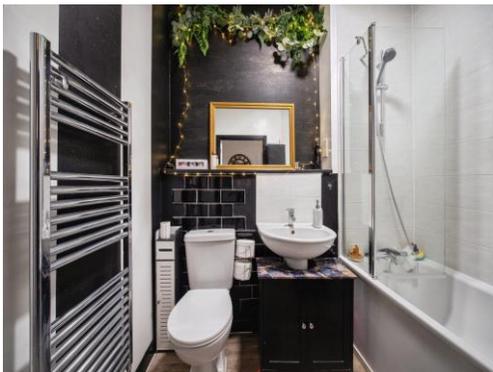
The accommodation further comprises a fitted kitchen, a well-appointed bathroom, and a generously sized double bedroom. Externally, the property includes the added advantage of allocated parking

This home is ideal for first-time buyers looking to step onto the property ladder, offering a fantastic combination of space, practicality, and affordability..

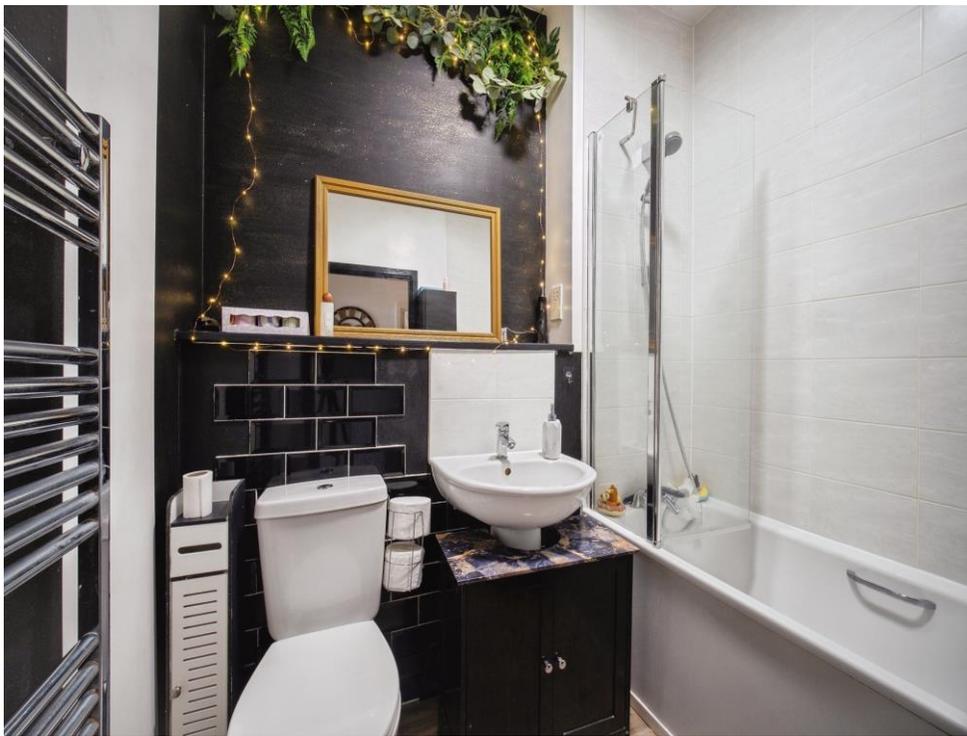
### Area

Rooksdown - The property is local to convenience stores, schools, a cafe, Doctors Surgery and pharmacy. There are plenty of parks and open spaces close by, 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

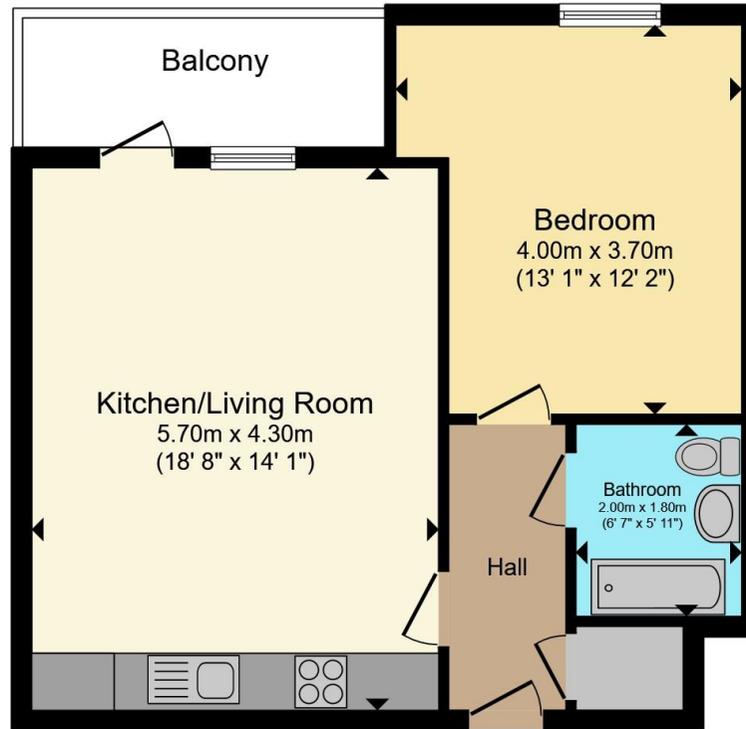
nearby with regular services into the Town Centre, and the Basingstoke Train Station has a direct line to London Waterloo. Also the M3, A33 and A339 are all easily accessible via car, offering plenty of travel links.











Total floor area 47.6 m<sup>2</sup> (513 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: B

Service Charge:  
 1156.20

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK313490](http://connells.co.uk/Property/BTK313490)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Jun 2019. 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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