



Connells

Verum House New Street  
Basingstoke



### Property Description

Presenting a superb opportunity to acquire an immaculate two-bedroom ground floor apartment, perfectly positioned on the fringe of Basingstoke's vibrant town centre. Constructed in 2017, this contemporary property is offered with no onward chain, ensuring a smooth and stress-free purchase for the discerning buyer.

Step inside to discover an exceptional, open plan living space that seamlessly blends a stylish lounge with a well-appointed kitchen, making it ideal for both relaxing evenings at home and entertaining guests. The main bedroom offers a tranquil retreat, complemented by generous proportions and ample natural light, while the secondary bedroom provides versatile space—equally suited as a guest room, nursery or home office. The modern, luxuriously fitted bathroom completes the internal accommodation, reflecting the excellent condition found throughout.

Residents benefit from secure underground allocated parking, providing peace of mind and convenience, especially valuable in such a central location.

Situated just moments from Basingstoke's bustling array of shops, restaurants, and cultural attractions, this home is ideally placed for both work and leisure. The Festival Place shopping centre offers extensive retail and dining options, while The Anvil and Haymarket theatres provide a lively calendar of performances and events. Excellent transport links are within easy reach, including Basingstoke mainline rail station (with fast trains to London Waterloo) and co



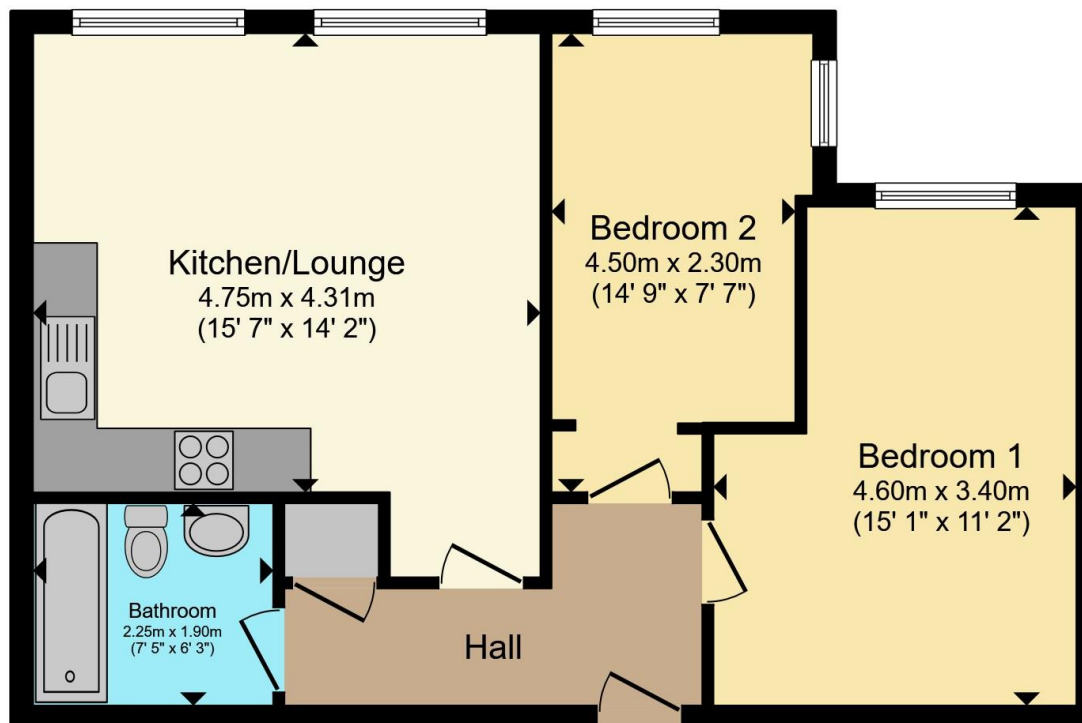
## Area

The Town Centre houses the bus and train station offering the property easy public transport links along with the M3 being easily accessible via car. The Festival Place Shopping Centre is based in the Town Centre, offering a variety of shops, entertainment and leisure facilities and the Leisure Park just under 3 miles via car. Basingstoke offers a number of supermarkets including Morrisons, Asda, Sainsburys and more, with convenience stores within close proximity.









Total floor area 57.6 m<sup>2</sup> (620 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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1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: E Council Tax  
 Band: D

Service Charge:  
 2216.00

Ground Rent:  
 350.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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Property Ref: BTK314743 - 0005