



Connells

Central Point Feathers Lane
Basingstoke

Central Point Feathers Lane Basingstoke RG21 7AS

for sale
£125,000



Property Description

Situated in the heart of Basingstoke's bustling Town Centre, this top floor studio flat presents an outstanding opportunity for both first-time buyers and investors. Perfectly positioned, the property is just a short stroll from Basingstoke railway station, offering convenient connections for commuters heading to London and the surrounding areas.

Step inside to discover a bright, open-plan living arrangement that seamlessly combines a well-equipped kitchen, lounge, and bedroom space. The layout maximises the available accommodation, offering flexibility to suit a variety of lifestyles. A practical bathroom completes the living space, catering to all your daily needs.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Enjoy the vibrancy of Basingstoke on your doorstep, with Festival Place shopping centre, a host of bars, restaurants, and cafés just moments away. The area is ideal for those who appreciate local amenities, excellent public transport links, and the convenience of town centre living.



Area

Situated in the centre of Basingstoke, on Feathers Yard, the property is within walking distance to the Festival Place Shopping Centre offering a variety of shops, restaurants, bars, convenience stores, supermarkets and entertainment facilities. There is easy access to the M3, A33 to Reading and A339 to Newbury via car, the property is also right next to the mainline Train Station to London Waterloo and Basingstoke Bus Station, making it a great location for commuting. The apartment also benefits from being near to a number of parks such as Eastrop Park and the War Memorial Park, providing opportunity for walks and fresh air.

Living Area

22' 7" x 14' 3" (6.88m x 4.34m)

Shower Room

6' 10" x 4' 11" (2.08m x 1.50m)





To view this property please contact Connells on

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1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax
Band: A

Service Charge:
1720.00

Ground Rent:
200.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/BTK314884](https://www.connells.co.uk/Property/BTK314884)

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2013. 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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