

for sale

£150,000 Leasehold



## Park View Court Victoria Street Basingstoke RG21 3FJ

This stunning **SECOND FLOOR STUDIO** is located in the town centre of Basingstoke. This property includes an open plan kitchen/living room area, a **MODERN BATHROOM** which includes a shower over the bath, and a **BEDROOM AREA**. The kitchen comes fitted with **INTEGRATED APPLIANCES** and laminated flooring.

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# Property Details

## Open Plan Living Area 14' 7" x 14' 2" ( 4.45m x 4.32m )

Two double glazed windows to rear aspect, laminate flooring, electric radiator. Fitted kitchen with wall and base units, flat top work surfaces, integrated 70/30 fridge/freezer, electric oven and hob, extractor hood, stainless steel sink with drainer.

## Bedroom Area 14' 1" x 9' 9" ( 4.29m x 2.97m )

Door to front, laminate floor, electric radiator.

## Bathroom

Bath with shower over, vanity wash hand basin, push button wc, mostly tiled, electric heated towel rail, tiled floor.

## Parking

Allocated underground parking space, access via side road to the building.



To view this property please contact Connells on

**T 01256 464566**  
**E [basinstoke@connells.co.uk](mailto:basinstoke@connells.co.uk)**

1 Wote Street  
BASINGSTOKE RG21 7NE

Property Ref: BTK314737 - 0003

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 1099.74

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 27 May 2021. 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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