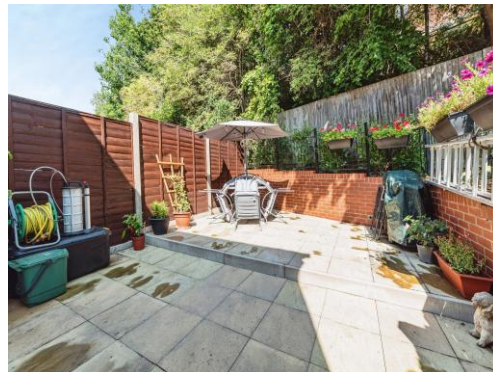




Connells

Sinclair Drive
Basingstoke



Property Description

Introducing an exceptional opportunity to take your first step onto the property ladder with this beautifully presented two bedroom end of terrace house, available on a 40% shared ownership basis. Set in a peaceful and sought-after residential area close to the town centre.

Upon entering, you're greeted by a welcoming hallway with a convenient downstairs WC. The kitchen is well-appointed, offering ample storage and workspace for culinary enthusiasts, while the spacious lounge provides a homely retreat for entertaining or relaxing, filled with natural light from large windows. Upstairs, you'll find two generous double bedrooms, both designed to maximise comfort and space, alongside a well-presented family bathroom.

Externally, the property boasts an enclosed rear garden, ideal for outdoor dining, children's play, or simply soaking up the afternoon sun in privacy. For those with vehicles, dedicated parking right next to the house ensures maximum convenience.

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.

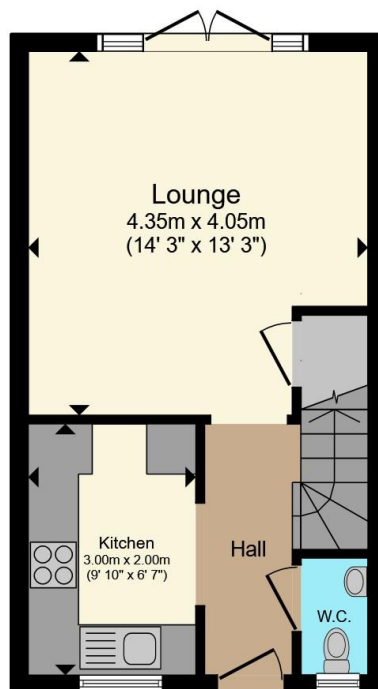
Area

Situated in the popular development of Sinclair Drive, the property benefits from being within close proximity to the mainline Train Station to London Waterloo. This apartment is just 0.5 miles away from Basingstoke's Town Centre, housing the Festival Place Shopping Centre and The Malls which offers a variety of shops, including restaurants, bars, convenience stores and entertainment facilities such as the Vue Cinema. There are a number of supermarkets within the area and there are also local parks providing opportunity for walks and fresh air. There is easy access to the A339 to Newbury, A33 to Reading and the M3 via car.

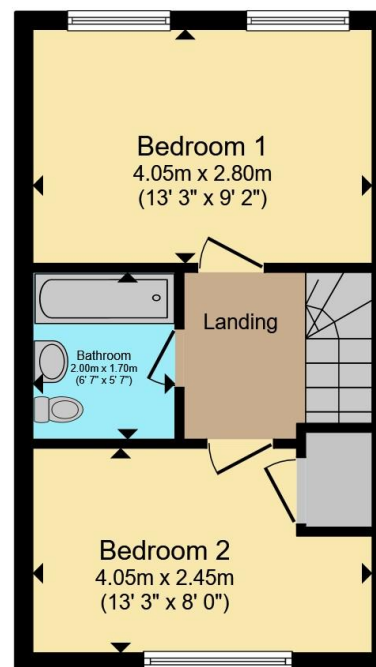








Ground Floor



First Floor

Total floor area 60.3 m² (650 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

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To view this property please contact Connells on

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1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax
Band: C

Service Charge: 399.12 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK315029

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2010. 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: BTK315029 - 0004