



Connells

Sinclair Drive
Basingstoke



Property Description

Located on the ground floor, this well presented two-bedroom flat is offered to the market with no onward chain, making it an ideal choice for first-time buyers, downsizers, or investors looking for a seamless purchase. The property boasts a contemporary open-plan living space, seamlessly combining kitchen, dining, and lounge areas—a perfect setting for both relaxation and entertaining. French doors lead directly onto a balcony, creating a delightful spot for morning coffee or al fresco dining.

Accommodation includes two well-proportioned bedrooms, with the main bedroom benefiting from a en-suite for added privacy and comfort, in addition to a modern family bathroom. This flat is ready to move into and offers practical features such as allocated parking for added convenience.

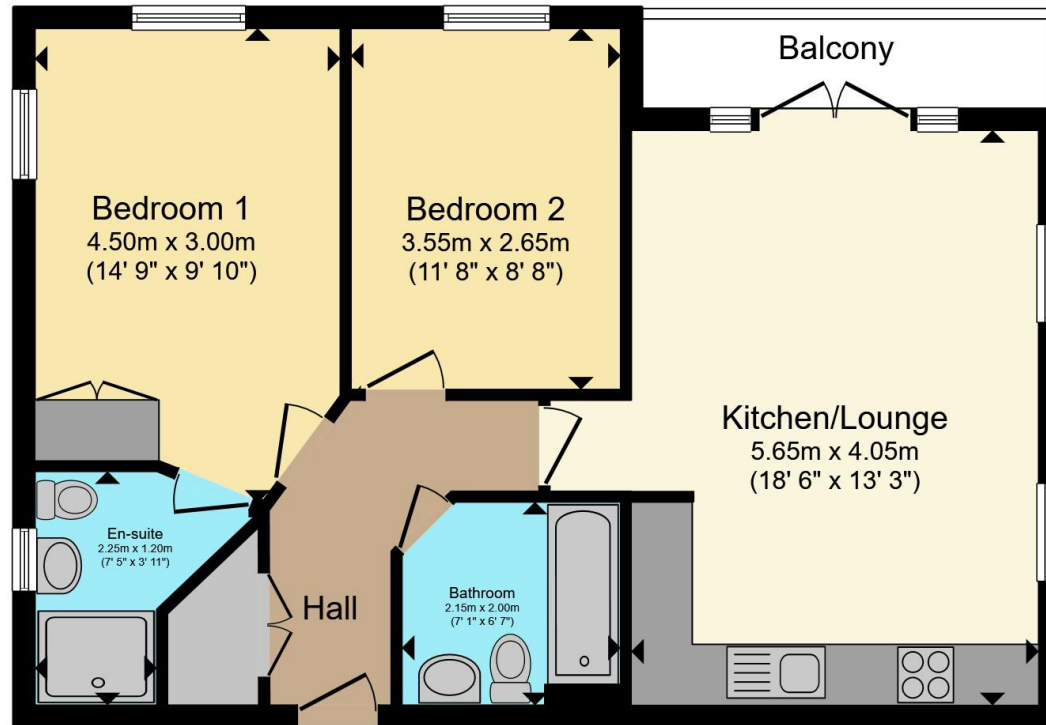
Located in a vibrant and sought-after area, residents are within easy reach of local amenities including supermarkets, charming cafes, and independent shops. Excellent transport links ensure effortless connections to nearby towns and city centres, while green open spaces and parks are just a short stroll away, perfect for outdoor enthusiasts.

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







Total floor area 61.4 m² (661 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



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:
2808.00

Ground Rent:
187.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/BTK314895](https://www.connells.co.uk/Property/BTK314895)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2011. 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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