



**Connells**

Fieldways Russell Road  
Basingstoke



### Property Description

Located just a mile away from the Town Centre, making it walking distance from the Festival Place Shopping Centre housing a number of shops, entertainment and leisure facilities along with food and drink outlets. Also in the Town Centre is the mainline train station to London Waterloo and the bus station with links across Basingstoke and surrounding areas, making travel links extremely accessible. The War Memorial Park is close by providing opportunity for open space and fresh air. There is also easy access to the A30 and M3 as they are only a short drive away from the property.



## Entrance Hall

Double door cupboards, single cupboard, doors to:

## Open Plan Living Area

Double glazed double door to Juliet balcony, double glazed windows, tall ceilings (measuring 9 ft 11 inches), work surfaces with cupboards and drawers under and cupboards over, four ring gas hob with oven under and hood over, sink with drainer and mixer tap, space for fridge-freezer, integrated dishwasher and washing machine.

## Bedroom One

Double glazed window, door to:

## En Suite Shower Room

Low level WC, wash hand basin, enclosed shower cubicle, extractor fan, heated towel rail, electric Bluetooth mirror.

## Bedroom Two

Double glazed double door to Juliet balcony,

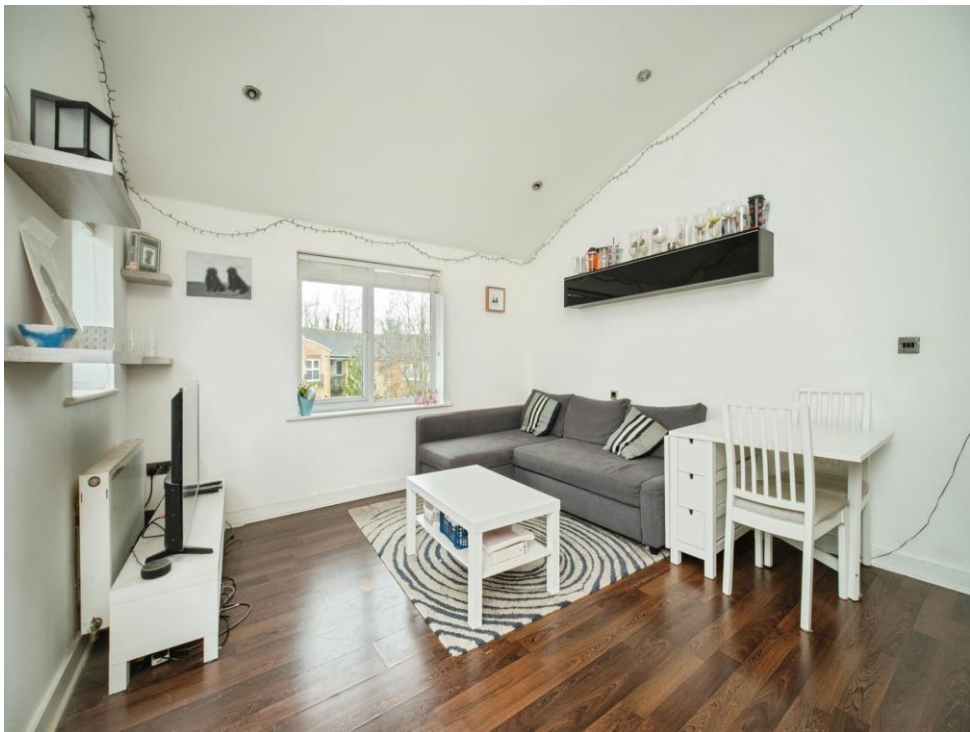
## Bathroom

Double glazed window, low level WC, wash hand basin, panel enclosed bath with shower attachment, extractor fan, heated towel rail.

## Parking

The property benefits from having one allocated parking space.









Total floor area 64.6 m<sup>2</sup> (695 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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**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax Band: C

Service Charge: 1900.00

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314622](http://connells.co.uk/Property/BTK314622)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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.

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