



Connells

Edmund Court
Basingstoke



Property Description

Located on the third floor, this bright and airy flat features a generous lounge/diner bathed in natural light.

The contemporary bathroom offers a touch of luxury with a built-in whirlpool bath.

The accommodation includes two well-proportioned double bedrooms; the master suite benefits from two built-in wardrobes, while the versatile second bedroom currently serves as a functional home office.

Residents enjoy a secure communal entrance with both stair and lift access, along with the added convenience of an allocated parking space. It is also possible to staircase the property to 100% ownership.

There are excellent transport links, with Basingstoke train station providing direct access to London Waterloo, and easy access to the M3, A33 and A339. There is excellent shopping nearby at Festival Place shopping centre, and nearby parks and green spaces.

Open Plan Lounge-Kitchen-Diner

Double glazed windows, work surfaces with cupboards and drawers under and cupboards over, four ring hob, oven, space for washing machine, space for dishwasher, space for fridge-freezer.

Bedroom One

Double glazed window, built-in cupboards.

Bedroom Two

Double glazed window.

Bathroom

Low level WC, hand wash basin, panel enclosed with whirlpool jacuzzi bath with mixer tap and shower attachment.

Parking

The property benefits from having an allocated parking space.









Total floor area 51.7 m² (556 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
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 1734.84

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK313462

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Jun 2008.

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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Property Ref: BTK313462 - 0003