



**Connells**

Pemberley Place  
Basingstoke



### Property Description

Situated just outside of the popular Rooksdown area, the property is a 1.6 miles drive and is approximately a 30 minute walk from the Basingstoke Town Centre which houses the Festival Place Shopping Centre offering a wide range of shops, restaurants, bars, cafes and leisure and entertainment facilities. Also located within the Town Centre is the mainline Train Station to London Waterloo and the Basingstoke Bus Station. Within the local area there are shops, schools, parks and open space as well as being within walking distance to the North Hampshire Hospital. There is also easy access to the M3 and A30 via car.



## Entrance Hall

Two single cupboards.

## Kitchen/Lounge/ Diner

Kitchen Area: Stainless steel sink with drainer and mixer tap, space for cooker, hood over, space for fridge-freezer, space for washing machine, double glazed windows, cupboards over and under.

Lounge Area: Two double glazed French doors to Juliet balcony and a double glazed windows.

## Bedroom One

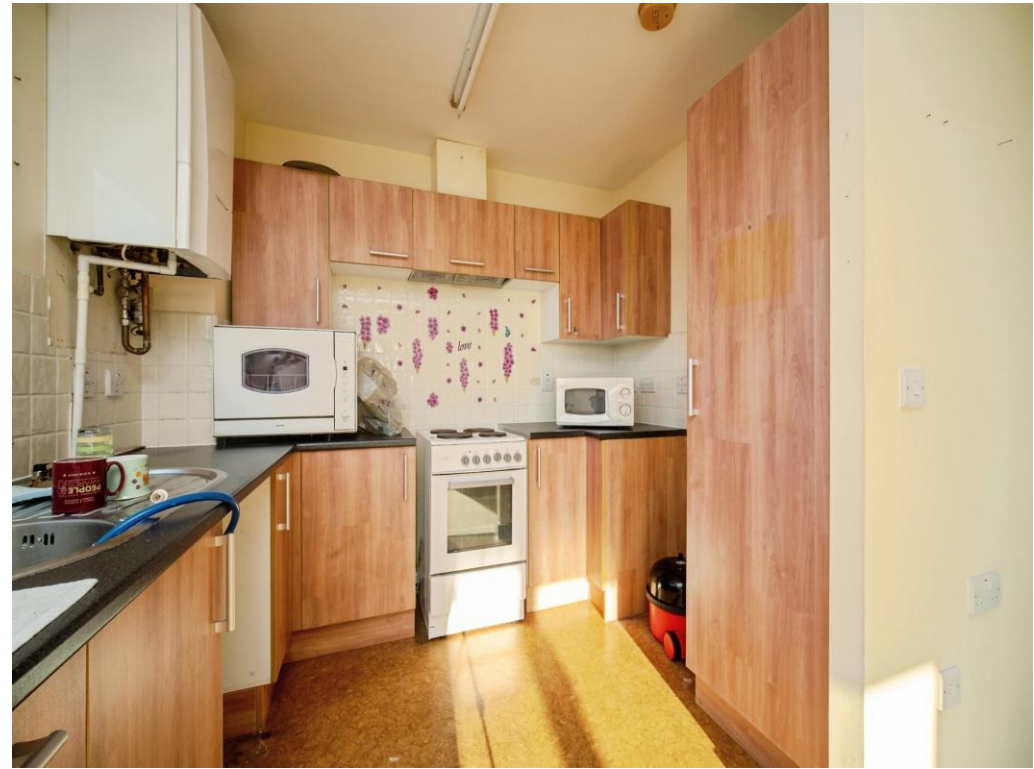
Double glazed window

## Bathroom

Panel enclosed bath with shower, low level WC, wash hand basin and a extractor fan.

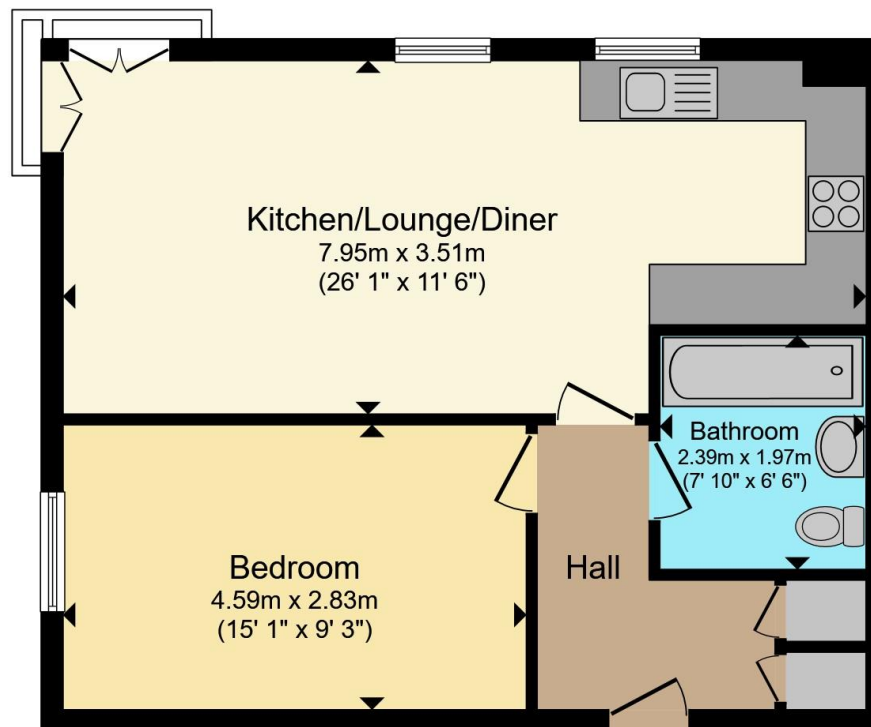
## Parking

The property benefits from having one allocated parking space.









Total floor area 51.2 m<sup>2</sup> (551 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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1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1878.60

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314654](http://connells.co.uk/Property/BTK314654)**

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