



Connells

Winterthur Way
Basingstoke



Property Description

Nestled in a prime location close to the bustling town centre and the mainline train station, this well-presented ground floor flat is an ideal opportunity for buyers seeking convenience and comfort in equal measure. Offered to the market with no onward chain, this inviting home is ready to move into immediately.

Step inside to discover a bright, open-plan living space that provides the perfect area for relaxing or entertaining guests. The design flows seamlessly through to two generously sized double bedrooms, each offering ample storage. The principal bedroom benefits from an en-suite shower room, while a separate family bathroom ensures practicality for households and guests alike.

Practicality is well considered, with an allocated parking space making town centre living that bit easier. The property's well-maintained communal areas reflect the care taken throughout the building, and its ground floor position ensures easy access for all.



Area

Situated in the centre of Basingstoke, on Winterthur Way, the property is within walking distance to the Festival Place Shopping Centre offering a variety of shops, restaurants, bars, convenience stores, supermarkets and entertainment facilities. There is easy access to the M3, A33 to Reading and A339 to Newbury via car, the property is also right next to the mainline Train Station to London Waterloo and Basingstoke Bus Station, making it a great location for commuting. The apartment also benefits from being near to a number of parks such as Eastrop Park and the War Memorial Park, providing opportunity for walks and fresh air.









Ground Floor

Total floor area 67.1 m² (722 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

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax Band: C

Service Charge: 2203.40

Ground Rent: 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314926

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTK314926 - 0003