



**Connells**

Oakfields  
Lychpit Basingstoke



### Property Description

Nestled within the sought-after Oakfields development, this well presented second floor flat offers secure and comfortable living exclusively for the over-55s. The property is brought to market with no onward chain, ensuring a seamless purchase for those keen to secure a relaxing retirement retreat.

This inviting one-bedroom apartment features a generous double bedroom and a appointed shower room, creating a practical and comfortable living space.

The bright and airy living area offers ample room for both relaxation and entertaining, while the well-equipped kitchen is perfectly suited to your needs. Peace of mind is assured with a warden-controlled environment, providing both security and support for residents.

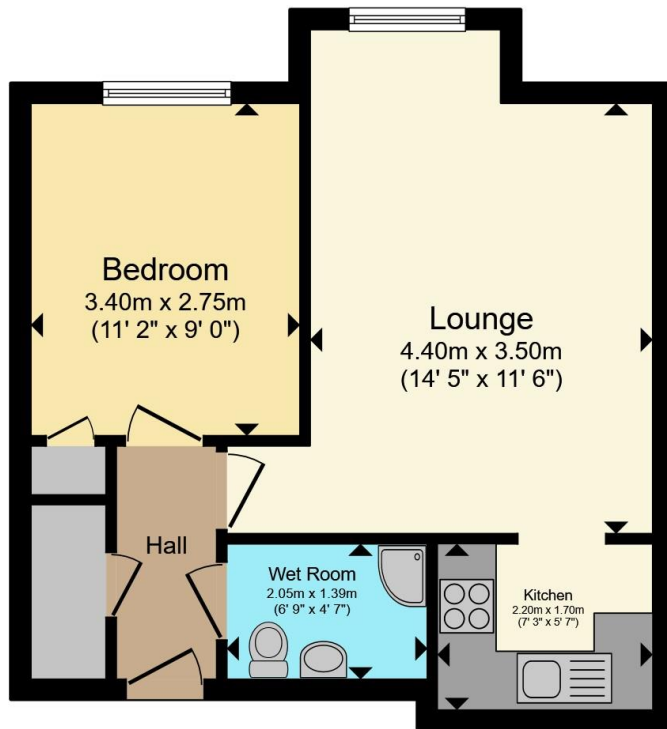
The Oakfields development is highly regarded for its tranquil setting and friendly community atmosphere. There is parking available, making visits from friends and family stress-free. The development is ideally situated close to local amenities, including nearby shops, medical facilities, and public transport links, making daily errands and leisure activities effortless.

### Area

Set within the highly regarded Oakfields over-55's retirement development , this property is close to Basingstoke's Town Centre which houses the Festival Place shopping centre providing a variety of shops, restaurants, bars, entertainment and leisure facilities. There is plenty of public transport options with bus routes across Basingstoke and the mainline train station with a direct link to London Waterloo. There is easy access to the A33 to Reading, A339 to Newbury and the M3 via car.







Total floor area 39.5 m<sup>2</sup> (426 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: E Council Tax Band: A

Service Charge: 4040.20

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314211](http://connells.co.uk/Property/BTK314211)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 22 Mar 1985. 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.

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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