



Connells

Atkins House Peggs Way
Basingstoke

Atkins House Peggs Way Basingstoke RG24 9WN

for sale offers in excess of
£210,000



Property Description

Nestled in a sought-after location, this beautifully presented top-floor flat offers modern living in excellent condition and is perfectly suited for professionals, couples, or a small family. Boasting two genuine double bedrooms, the property provides ample space and comfort, whilst the main bedroom enjoys the luxury of its own en-suite shower room alongside a separate contemporary family bathroom.

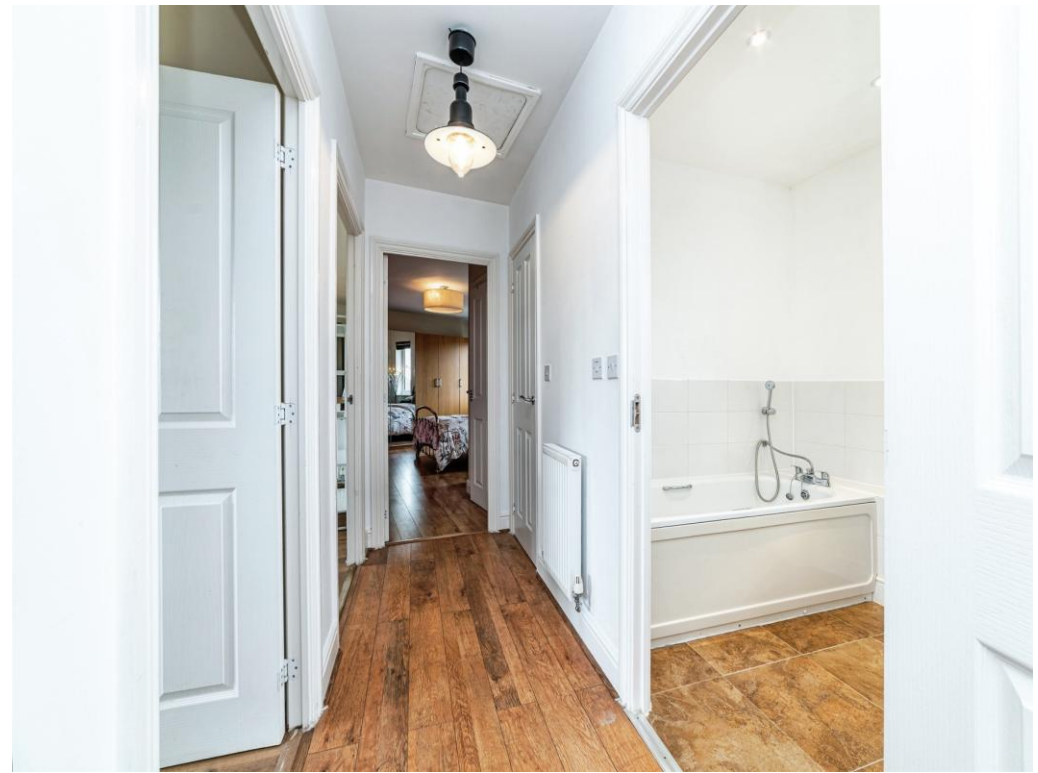
The heart of the home features a spacious, open-plan kitchen/lounge/diner, ideal for both relaxing and entertaining. Natural light floods through large windows, creating a bright and inviting atmosphere throughout. Step outside and you'll appreciate the convenience of an allocated parking space, a rare find in this area.

Perfectly positioned within close proximity to the local hospital, the flat is well-suited for medical professionals and those seeking swift commuter links via main roads and public transport networks. Families will appreciate its location in the catchment area for reputable local schools, ensuring educational needs are easily met.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

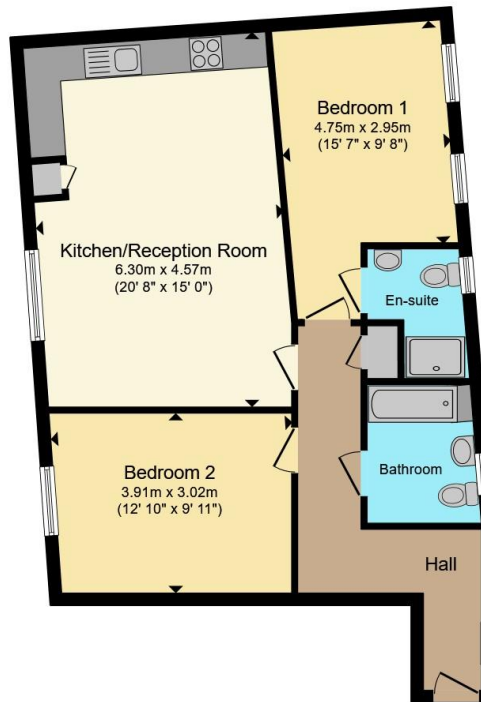
Area

The property is situated within close proximity to Basingstoke Hospital. There are plenty of parks close by providing opportunity for walks and fresh air. The Basingstoke Town Centre is just under three miles away, housing the Festival Place Shopping Centre and The Malls with a variety of shops, restaurants, bars, and entertainment facilities. There are bus stops nearby with regular services into the Town Centre. The Basingstoke Train Station has a direct line to London Waterloo and the M3, A33 and A339 are all easily accessible via car, making the location perfect for travel and commuting.









First Floor

Total floor area 70.8 m² (762 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

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To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: B Council Tax
 Band: C

Service Charge:
 2489.00

Ground Rent:
 192.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK315105

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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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