



Connells

Wantage Place
Basingstoke



Property Description

Also available on a shared ownership basis, this immaculately presented two-bedroom apartment is a superb opportunity for first-time buyers and professionals alike. Built in 2020 and benefiting from the remainder of the new build warranty, the property combines contemporary style with practical living, all within a thriving, sought-after community.

Step inside to discover a bright and spacious open plan kitchen and living area, expertly designed to maximise space and natural light for relaxing or entertaining with a Juliet balcony. The kitchen features sleek, modern cabinetry and integrated appliances including washing machine, making it perfect for both keen cooks and casual dining. Both bedrooms are generously sized with a built in wardrobe in the main bedroom. In addition there is a pristine family bathroom finished to a high standard.

Enjoy the convenience of allocated parking and well-maintained communal areas, adding comfort and ease to everyday life. Located close to excellent local amenities, residents will find a choice of supermarkets, independent cafés, and shops just a short stroll away, including a nearby Co-op for everyday essentials. The property also benefits from being close to Everest Community Academy, making it a convenient location for families. A park situated next to the property provides a pleasant outdoor space for walks, recreation and enjoying the fresh air.

Area

This property is located in the popular Sherborne Fields development, which is near the countryside of Sherborne St John. Within the local area there is Popley Ponds, Basing Wood, convenience stores, take-away services and a number of bus stops. The property also benefits from being adjacent to a local park, providing an attractive green space for recreation and leisure, while a nearby Co-op offers convenient access to everyday essentials. Everest Community Academy is also within easy reach, making the location particularly appealing for families.

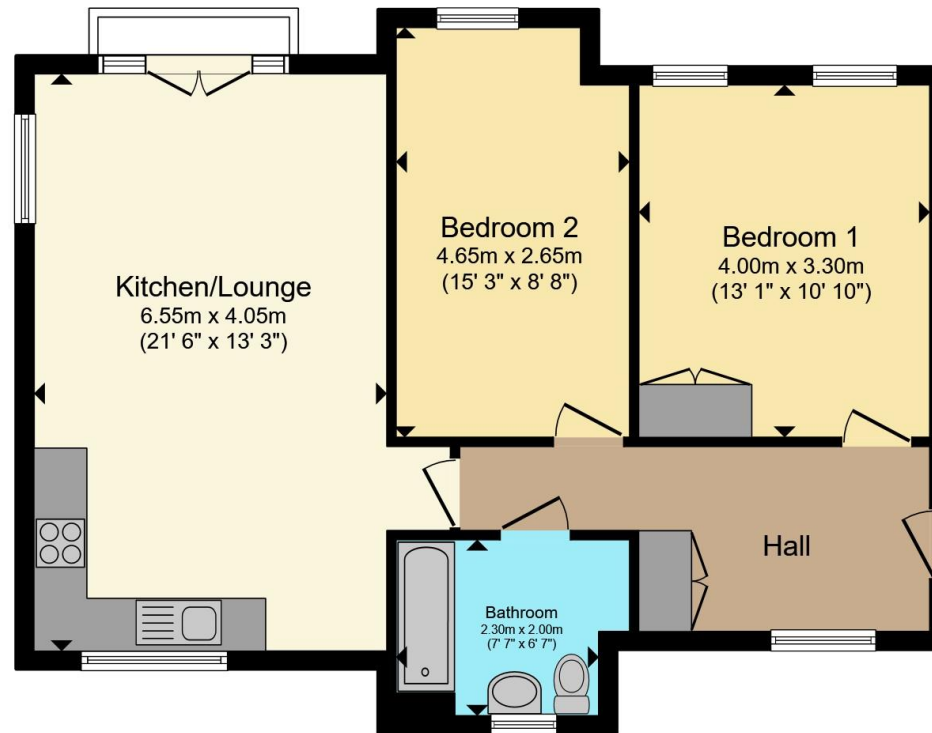
Located just over 2 miles drive from the Basingstoke Town Centre, there is a wide range of shops, leisure and entertainment facilities and food and drink outlets available, along with the mainline Train Station to London Waterloo and the Basingstoke Bus Station, offering great public transport links. There is easy access, via car, to the A33 to Reading and Junction 6 of the M3, making it the ideal location for commuter links.

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.







Total floor area 67.9 m² (731 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

Connells

To view this property please contact Connells on

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1 Wote Street
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EPC Rating: B Council Tax
 Band: C

Service Charge:
 1269.84

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314993

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. 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.



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