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**£ 150000**

1 Bed Apartment, Winterthur Way, Town Centre, Basingstoke

Barons Estate Agents are delighted to present this 3rd floor apartment, situated in the ever popular Winterthur Way development. The property is positioned within close proximity to Basingstoke town centre and train station, and therefore is ideal for commuters. Internally, the property features a large, welcoming entrance hallway, master bedroom with a built in wardrobe, a family bathroom and open plan living room/kitchen with access to the wrap around balcony. Additional benefits include a secure entry system to the block, double glazing, heating and allocated parking. The property can be sold with or without tenants in situ, and is offered to the market with NO ONWARD CHAIN. An early viewing of this ideal first time buy or investment opportunity would be strongly advised by the vendor's sole agent.

## Location

Winterthur Way is a desired Basingstoke town centre location, offering easy access to the mainline train station and all of Basingstoke facilities and amenities which include Festival place shopping centre and a wealth of restaurants and bars. Local schooling and colleges are within close reach together with access to the M3.

## Tenure

Leasehold - 104 Years remaining approx.  
Service Charge - £2260 per annum approx.  
Ground Rent - £150 per annum approx.

## Council Tax

Band C.

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

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|---------------------------------|-----------------------|-----------------------------------|
| 🏠 3rd Floor Apartment           | 🏠 One Bedroom         | 🏠 Family Bathroom                 |
| 🏠 Open Plan Living Room/Kitchen | 🏠 Wrap Around Balcony | 🏠 Spacious Entrance Hallway       |
| 🏠 Allocated Parking             | 🏠 NO ONWARD CHAIN     | 🏠 With Or Without Tenants In Situ |



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