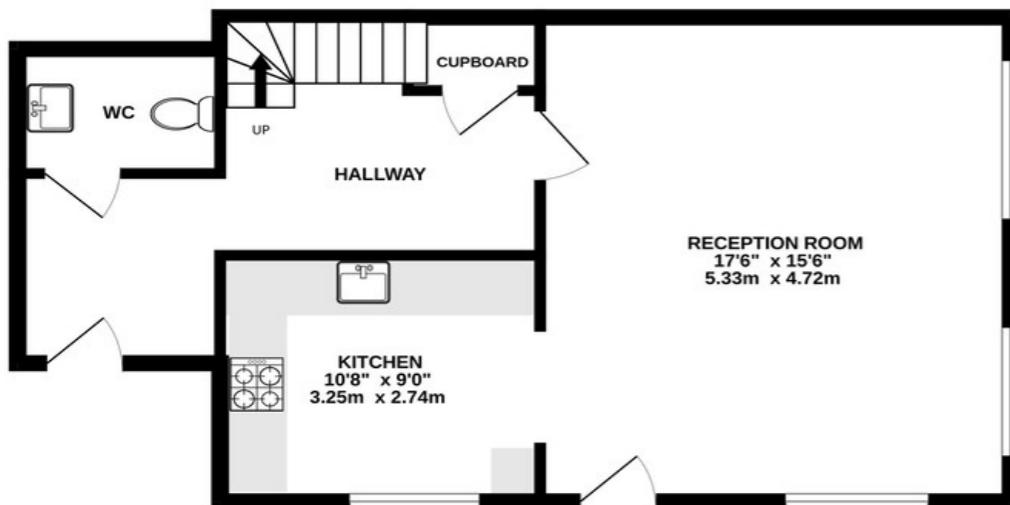
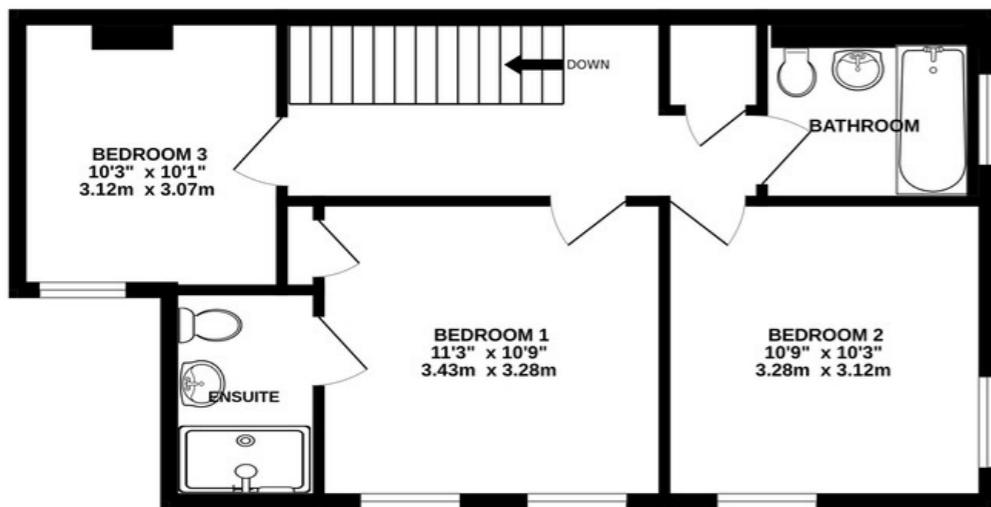


GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

FOR SALE



Watertower Way, Limes Park, Basingstoke, RG24 9RF

3 Bedrooms, 2 Bathrooms, House

Asking Price Of £359,950

MARTIN&CO



Limes Park

Asking Price Of £359,950

- Edwardian Conversion
- Re-Fitted Wren Kitchen
- Three Double Bedrooms
- High Ceilings
- Spacious Living Accommodation
- Private Enclosed Garden
- Well Presented Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Well presented three double bedroom home forming part of an attractive Edwardian conversion. Featuring a re fitted kitchen, spacious living accommodation, high ceilings, private garden and allocated parking.

The property is entered through a solid front door with a glazed panel above, allowing natural light into the entrance while maintaining privacy. The hallway is well proportioned and finished with hard wearing flooring, creating a practical and welcoming first impression.

A radiator is positioned within the entrance hall, providing effective heating to this space. The staircase rises from the hallway to the first floor and is finished with fitted carpet and painted balustrade.

Beneath the stairs, the space has been fully utilised with bespoke fitted storage, including pull out drawers and cupboards, ideal for shoes, and everyday household items. In addition, a separate cupboard

Overall, the entrance hall is both functional and well thought out, offering excellent storage and clear access to the main living accommodation.

CLOAKROOM The cloakroom includes a WC and wash hand basin with a tiled splash-back. A radiator provides heating, and the room is finished with hard wearing flooring

RECEPTION ROOM 17' 6" x 15' 6" (5.33m x 4.72m) The reception room is a spacious and well-proportioned room, enhanced by high ceilings which create a strong sense of light and openness. Three windows provide excellent natural light, making the space feel bright and airy throughout.

The layout comfortably accommodates both seating and dining furniture, with hard-wearing flooring continuing throughout. A door provides direct access to the garden, and an open archway leads through to the kitchen.

RE-FITTED KITCHEN 10' 8" x 9' 0" (3.25m x 2.74m) The kitchen was fitted approximately one year ago by Wren and is neatly presented throughout. It is arranged with a range of modern wall and base units, including tall larder-style cupboards, providing excellent storage. These are complemented by generous marble-effect worktop space and matching splashbacks.

Integrated appliances include a gas hob with extractor above, double oven, dishwasher, washing machine and fridge freezer. An inset stainless-steel sink with mixer tap is set into the worktop. Additional features include under-cupboard lighting, recessed ceiling spotlights and hard-wearing flooring. There is also a cupboard housing the gas boiler. A window provides natural light, making this a practical and well-finished kitchen that remains in excellent condition.



FIRST FLOOR LANDING The first floor landing is well proportioned and provides access to all bedrooms and the family bathroom. It is finished with fitted carpet and neutral décor, with a balustrade overlooking the stairwell. The landing also benefits from a useful built in cupboard housing the hot water tank, offering additional storage space.

BEDROOM 1 11' 3" x 10' 9" (3.43m x 3.28m) The principal bedroom is a well-proportioned room, with two windows providing good natural light. The room is finished with fitted carpet and neutral décor, creating a calm and comfortable sleeping space.

A built-in wardrobe provides useful hanging and storage space, helping keep the room well organised. The layout comfortably accommodates a double bed along with additional bedroom furniture.

EN-SUITE The en suite is fitted with a shower enclosure, WC and wash hand basin. The walls are finished with tiled splashbacks and the room benefits from a heated towel rail, recessed ceiling spotlights and a shaver point. The space is neatly presented and finished with practical flooring, providing a functional en suite to the main bedroom.

BEDROOM 2 10' 9" x 10' 3" (3.28m x 3.12m) Bedroom two is a double room with two windows providing natural light. It is finished with fitted carpet and neutral décor. A radiator provides heating, and the room offers space for a bed and additional furniture.

BEDROOM 3 10' 3" x 10' 1" (3.12m x 3.07m) Bedroom three is a double room with a window providing natural light. It is finished with fitted carpet and neutral décor. A radiator provides heating, and the room offers space for a double bed and additional furniture.

BATHROOM The family bathroom is fitted with a bath with mixer tap and shower attachment, WC and wash hand basin. The room is finished with tiled walls and practical flooring, with a mirrored wall cabinet providing additional storage. A window allows natural light and ventilation.

FRONT The property is approached via a paved pathway with steps leading up to the front door. Brick retaining walls border the approach, with established hedging providing a degree of privacy. The front door is set beneath the main elevation, creating a defined and practical entrance to the home.

REAR The property benefits from a private, enclosed garden area with paved sections providing space for outdoor seating. Brick boundary walls and



established hedging offer a good level of privacy. The garden is practical and low maintenance, with gated access leading through to the rear and side of the property. Gate to the allocated parking space

PARKING The property benefits from one allocated parking space located conveniently close to the entrance. There are also additional visitor bays available within the development, offering easy parking for guests.

Location – Rooksdown / Limes Park Set within the heart of the Park Prewett redevelopment, Watertower Way forms part of a unique and historically rich setting. Originally serving as a military hospital for Canadian forces during the First World War, the site later became a psychiatric hospital and once again played a role during the Second World War. Decades later, the area was thoughtfully transformed by developer Thomas Homes, who converted the original hospital buildings into distinctive residential homes. This regeneration gave rise to what is now known as Limes Park – the focal point of the newly established civil parish of Rooksdown.

KEY FACTS FOR BUYERS

Tenure: Leasehold

Lease Term: 999 years from 1 April 2007

Ground Rent: Peppercorn

Current Service Charge: £1087.13 per annum (subject to annual review) up to 31/3/2026

EPC Rating: C (Score: 78)

Council Tax Band: D

Local Authority: Basingstoke and Deane Borough Council

Conservation Area

Watertower Way lies within the Park Prewett Conservation Area, designated in 1998 by Basingstoke & Deane Borough Council. As such, any external alterations or works to trees require prior notice or consent. Full details are set out in the Council's Conservation Area Appraisal.

