



Connells

Rossetti Close  
BASINGSTOKE



## Property Description

Nestled within the popular and well-maintained Rossetti Close, this charming two-bedroom flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike set in a convenient residential location.

Upon entering, you are greeted by a bright and spacious lounge/diner, thoughtfully designed to provide a versatile living and entertaining area. The kitchen is well-appointed and functional, with plenty of storage and preparation space. The property comprises two well-proportioned bedrooms. The main bedroom offers generous space for wardrobes, while the second bedroom is ideal as a guest room, child's bedroom, or home office-perfect for modern living requirements. Completing the accommodation is a family bathroom, fitted with a clean and practical suite, designed to cater to both convenience and comfort.

Externally, the property benefits from communal drying area, bike shed and parking, ensuring ease and accessibility for residents and visitors alike. The surrounding grounds are neatly maintained, adding to the overall appeal of the development. Rossetti Close is ideally situated for local amenities, transport links, and nearby green spaces, making it a highly desirable location.



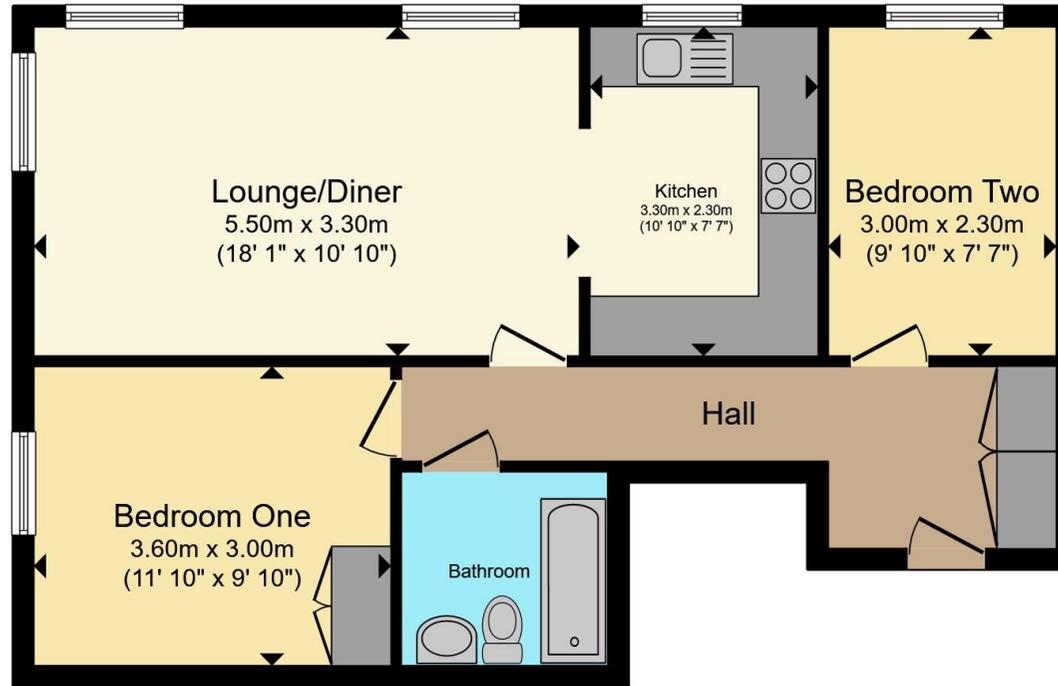
## Area

Located just off the A33, the property benefits from excellent travel links to Reading Town Centre and is just 2.7 miles from the Basingstoke Town Centre. A short walk from the house, there is a range of shops including Lidl, The Range and more. Slightly further away, but still within a mile, is the Chineham Shopping Centre also containing a selection of shops ranging from supermarkets to fast food options. Locally, there is a plenty of open space, along with the lovely Basing Wood.









**Floor Plan**

Total floor area 58.7 m<sup>2</sup> (632 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



To view this property please contact Connells on

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1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge:  
 1579.20

Ground Rent:  
 249.96

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314766](http://connells.co.uk/Property/BTK314766)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. 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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