

# Property details approval form

58 Appleton Drive, Basingstoke, Hampshire, England, RG24 9RX

Date: 23 April 2024

Property Ref and Version: BTK313527 - 0004

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£170,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008.

## ○ Key Features

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- > Energy Rating: C
- > No Onward Chain
- > Modern Ground Floor Apartment
- > Two Bedrooms
- > Fitted Kitchen
- > Open Plan Living
- > Family Bathroom
- > Allocated Parking
- > Popular Residential Development

## ○ Short Description

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Situated in the popular development of Marnel Park, is this contemporary two bedroom ground floor flat offered to the market with no onward chain. The home consists of an open plan living area with kitchen, hallway, family bathroom and an allocated parking space.

## ○ Long Description

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Offered to the market with no onward chain is this well designed ground floor apartment. The property comprises of a hallway with storage cupboards, open plan lounge with fitted kitchen and breakfast bar, one double bedroom, one single bedroom and a family bathroom. It also benefits from one allocated parking space and double glazed windows throughout.

Located in Marnel Park, the property is just under a 3 mile drive from Basingstoke's Town Centre which houses the Festival Place Shopping Centre and mainline Train station with a direct line to London Waterloo. The local area has convenience stores, parks, schools, a Doctor's surgery and a pharmacy. The property is near to a large open field and woodland area providing opportunity for fresh air and walks. The location also benefits from being close to Chineham Business Park and Chineham shopping centre offering a variety of shops and stores. There is also easy access via car to the A33 and M3 and plenty of public transport options across Basingstoke.

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## Directions

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## ○ Room Description

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### Entrance Hall

Two storage cupboards, double glazed window to rear aspect and doors to:

### Lounge/ Kitchen

22' 9" max x 12' 1" max narrowing to 10' 4" ( 6.93m max x 3.68m max narrowing to 3.15m )

Work surfaces with cupboards and drawers under and cupboards over, one bowl stainless steel sink with drain and mixer tap, fitted four ring gas hob with electric oven under and extractor hood over, integrated upright fridge freezer, fitted washing machine, breakfast bar, double glazed window to rear aspect, double glazed window to side aspect and double glazed window to front aspect.

### Bedroom One

12' 7" max x 10' max ( 3.84m max x 3.05m max )

Double glazed window to front aspect.

### Bedroom Two

10' 8" max x 7' max ( 3.25m max x 2.13m max )

Double glazed window to front aspect.

### Bathroom

Panel enclosed bath with shower over, low level WC, pedestal wash hand basin, heated towel rail and double glazed frosted window to rear aspect.

### Parking

The property benefits from one allocated parking space.

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## ○ Room Description

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## ○ Room Description

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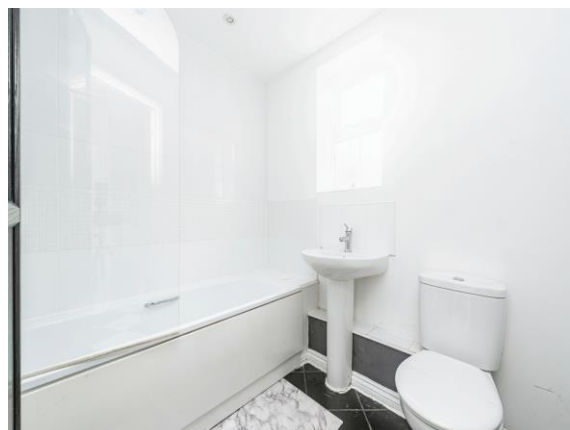
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## ○ Property Images





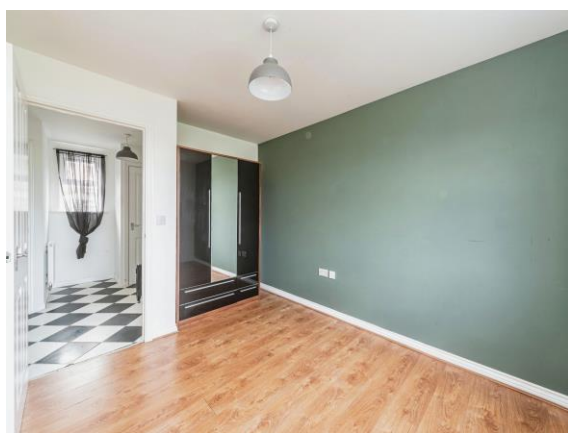
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## ○ Property Images





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## **○ Property Images**

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## ○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## ○ Approval

Signature

Date

|                                       | Signature | Date |
|---------------------------------------|-----------|------|
| Kai Mears                             |           |      |
| Laura Wilcox<br>Countrywide - Main AP |           |      |