



Connells

Ashley Lodge Frescade Crescent
Basingstoke



Property Description

Situated in Kings Furlong, the property benefits from being within walking distance of Basingstoke's Town Centre, offering the Festival Place Shopping Centre, The Malls and easy access to public transport. The mainline Train Station has a direct line to London Waterloo and has links across the country. Within the local area there are plenty of Schools, Nurseries and Colleges, accommodating for families with children of all ages. Also the M3 and A30 are only a short drive away from the property.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may

recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Entrance Hall

Under stairs storage cupboard, stairs to first floor, doors to:

Lounge

17' 3" x 12' 5" into recess (5.26m x 3.78m into recess)

Windows to rear and side aspects, storage cupboard

Kitchen

10' 6" x 6' 6" (3.20m x 1.98m)

work surfaces with cupboards and drawers under and double cupboard over, stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, fitted four ring electric hob, electric oven and grill

Upstairs

Landing

Cupboard housing hot water tank, doors to:

Bedroom 1

14' 6" x 9' 6" (4.42m x 2.90m)

Two double wardrobes, double glazed window to side aspect

Bedroom 2

10' 5" x 10' (3.17m x 3.05m)

Two double wardrobes, double glazed window to front aspect

Bathroom

Panel enclosed bath, low level WC, pedestal wash hand basin, frosted window to side aspect, tiled walls

Outside

Parking

The property benefits from having communal parking

Garage

Found in nearby block- not been inspected





To view this property please contact Connells on

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EPC Rating: Awaiting

view this property online [connells.co.uk/Property/BTK313829](https://www.connells.co.uk/Property/BTK313829)

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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