

for sale

guide price **£100,000**



Englefield Way Basingstoke RG24 9FJ

NO ONWARD CHAIN, Introducing this contemporary, one bedroom ground floor apartment positioned in Marnel Park. The property comprises of an OPEN PLAN LIVING AREA with fitted kitchen, DOUBLE BEDROOM and bathroom. The home also provides an ALLOCATED PARKING SPACE.

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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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Door to:

Lounge

14' 10" (plus recess) x 11' 10" (plus recess) (4.52m (plus recess) x 3.61m (plus recess))

Security entry phone system, walk in storage cupboard, double glazed bay window to side aspect, double glazed window to rear aspect, door to bedroom, door to bathroom and open to:

Kitchen

14' 10" (max) x 5' 6" (max) (4.52m (max) x 1.68m (max))

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring gas hob with electric oven under and extractor hood over, one and a half bowl stainless steel sink with drainer and mixer tap, cupboard housing gas boiler, space for washing machine, space for upright fridge-freezer and space for dishwasher.



Bedroom

9' 5" (max) x 10' 1" (max) (2.87m (max) x 3.07m (max))

Double glazed window to side aspect.

Bathroom

Panel enclosed bath with shower over, low-level WC and pedestal wash hand basin.

Outside

Parking

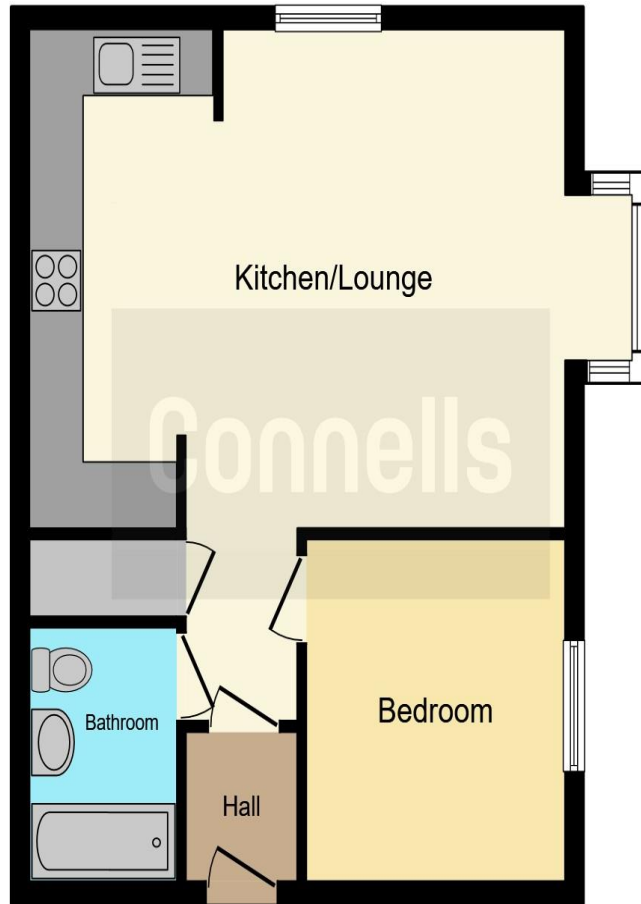
The property benefits from one allocated parking space.

Agent Note:

Please note the internal photographs were when the property was lived in, the property is now vacant.







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.focalagent.com

To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

Property Ref: BTK314573 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1187.48

Ground Rent: 250.00

view this property online connells.co.uk/Property/BTK314573

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

Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.

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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