

Property details approval form

5 Fritillary House, 4 Copper Place, Basingstoke, RG23 7QS

Date: 30 October 2025

Property Ref and Version: KSH105645 - 0008

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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

offers in excess of £300,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021.

○ Key Features

- > Energy Rating: B
- > TWO BEDROOMS
- > KITCHEN/DINER
- > ALLOCATED PARKING SPACE
- > NHBC WARRANTY
- > LOFT SPACE
- > AMPLE ADDITIONAL PARKING
- > POTENTIALLY NO ONWARDS CHAIN

○ Short Description

Situated on the top floor of a well-maintained development, this spacious and well-presented TWO BEDROOM flat offers modern living in a quiet yet convenient location.

○ Long Description

Situated on the top floor of a well maintained development, this spacious and well presented two bedroom flat offers modern living in a quiet yet convenient location with allocated parking for the property, it's an ideal first home or investment, with the potential of NO ONWARDS CHAIN this property is not one to miss out on.

The property features a large kitchen/diner perfect for entertaining along with two generous double bedrooms, loft space, a stylish family bathroom and ample built in storage throughout. Additional benefits include one allocated parking space and ample additional parking and the reassurance of being under NHBC warranty offering peace of mind for years to come. Ideal for first time buyers, professionals, or investors alike, this home combines space, style and practicality.

Hounsome Fields is one of the newest development in the area, new, quiet and well maintained and is situated on one of Basingstoke's premier developments gives you access to M3 junction 7, A303, A30 and A33, along with the mainline railway to London Waterloo from Basingstoke Town Centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away, offering diverse shopping and restaurant dining.

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☐ Room Description

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The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Hall

Double glazed window to side, storage cupboards

Kitchen/Lounge

25' 5" x 13' 9" max (7.75m x 4.19m max)

Two double glazed windows to front, double glazed window to rear, double glazed french doors to rear, integrated fridge freezer, integrated dishwasher, electric oven and gas hob, integrated washing machine.

Bedroom One

14' 3" x 9' 2" (4.34m x 2.79m)

Double glazed window to rear, with ample room for an inbuilt wardrobe within an alcove.

Bedroom Two

14' 5" x 10' 6" (4.39m x 3.20m)

Double glazed window to rear, loft space

Bathroom

Panel enclosed bath with mixer tap, low level wc, wash hand basin

Outside

Parking

Allocated parking space and visitor parking

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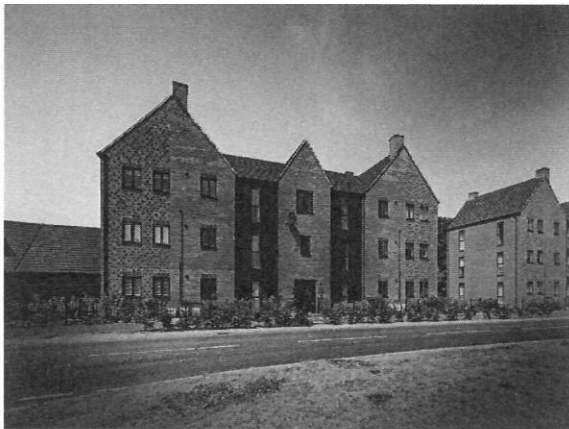
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○ Property Images



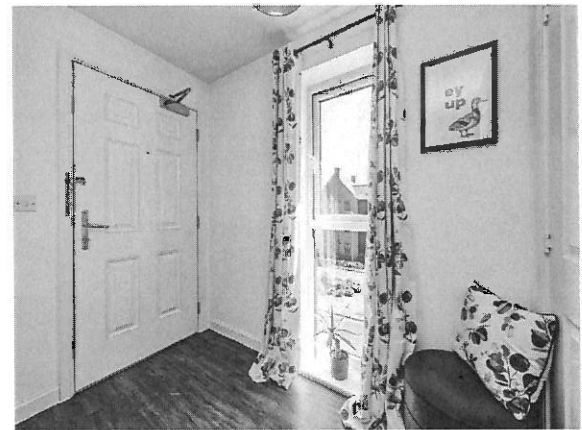
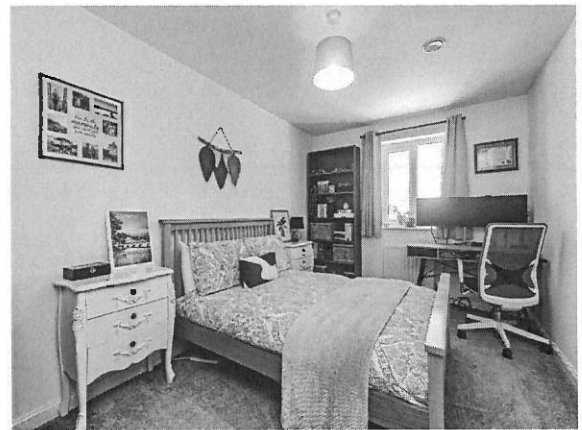
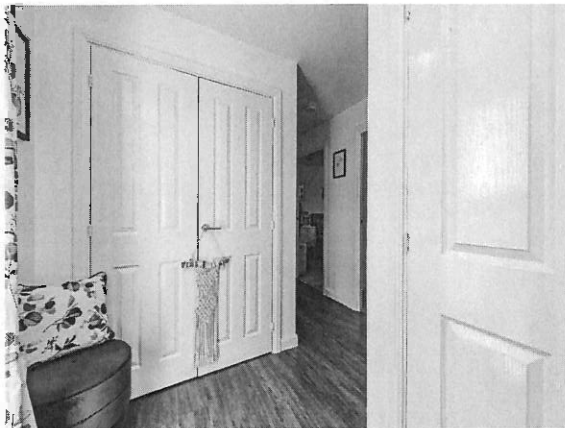
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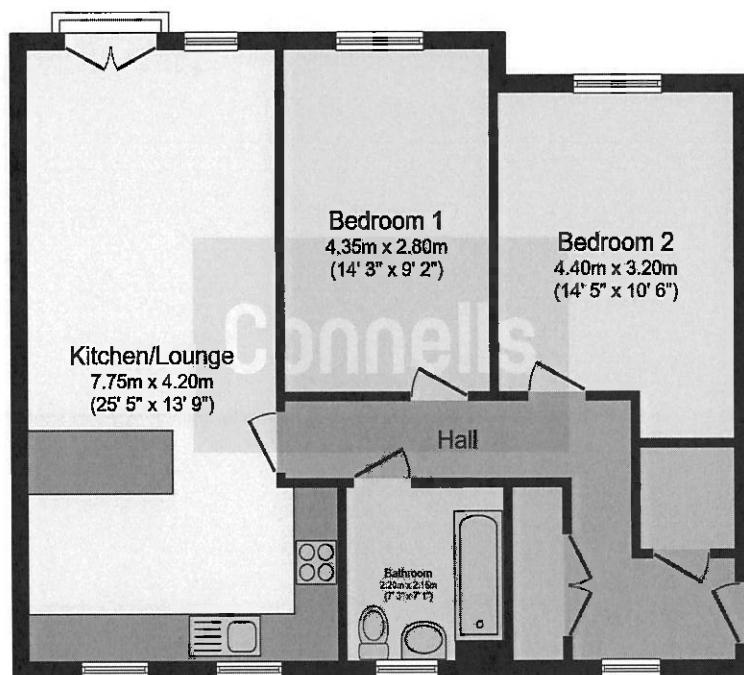
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○ Floor Plan



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

○ Approval

Signature

Date

Charlie Hales

Charlie Hales

30/10/25

Miss J.L. Glover