

Property details approval form

14 Monarch Close, Basingstoke, Hampshire, England, RG22 4XA

Date: 24 December 2025

Property Ref and Version: KSH104606 - 0007

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

£220,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Aug 2019.

○ Key Features

- > Energy Rating: D
- > HATCH WARREN
- > NO ONWARDS CHAIN
- > GARAGE
- > ONE BEDROOM
- > PRIVATE ENCLOSED GARDEN
- > GROUND FLOOR

○ Short Description

ONE BEDROOM ground floor flat in HATCH WARREN benefiting of GARAGE, family bathroom, PRIVATE GARDEN, lounge/diner. Offered to the market with NO ONWARDS CHAIN

○ Long Description

This delightful one-bedroom ground floor flat in the sought after location of Hatch Warren offers a blend of comfort and privacy, complete with a rare enclosed private garden - ideal for enjoying sunny days or enjoying outdoor living. Inside, the property benefits from a bright lounge/diner, a well-appointed kitchen, a family bathroom and generous double bedroom.

Being offered to the market with no onwards chain and the convenience of a garage, this home presents a wonderful opportunity for buyers seeking low-maintenance living with outdoor space.

There are well regarded schools nearby as well as plenty of green spaces and amenities. Hatch Warren is an excellent choice for families, offering easy access to the motorway and bus links around the town.

Basingstoke's town centre has extensive shopping and recreational facilities including an ice rink, two multiplex cinemas, two sports centres, ten pin bowling, theatres, museums, indoor sky diving and a concert hall etc. There is M3 motorway access at junctions 6 and 7 and a main line railway station with frequent service to London (Waterloo from 45 minutes).

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○ Directions

○ Agents Note

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O Room Description

Kitchen

11' 6" x 5' 11" (3.51m x 1.80m)

Double glazed window to rear, space for fridge freezer, sink with mixer tap and drainer, gas hob and oven

Lounge

13' 11" x 11' 6" (4.24m x 3.51m)

Double glazed sliding doors to rear

Bathroom

Irregular Shaped Room 10' 6" max x 7' 5" max (3.20m max x 2.26m)

Frosted double glazed window to side, low level wc, hand wash basin, panel enclosed bathtub with shower

Bedroom 1

Irregular Shaped Room 10' 6" max x 10' 2" max (3.20m max x 3.10m)

Double glazed window to front

Garage

18' 1" max x 8' 1" max (5.51m max x 2.46m max)

Up and over door

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○ Property Images



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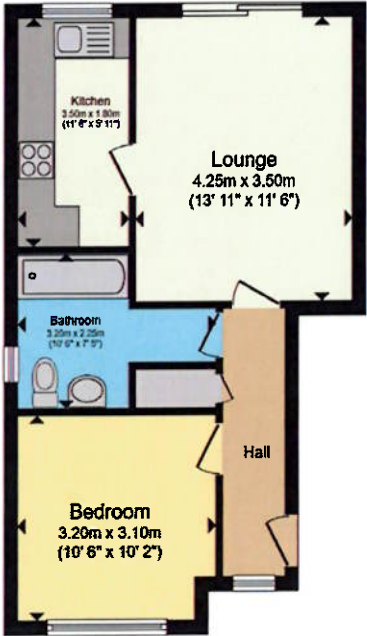
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☐ Property Images

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○ Floor Plan



Total floor area 42.7 m² (460 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



○ Approval

	Signature	Date
Charlie Hales		24/12/25
Mrs J. Woodhouse		