

# Property details approval form

21 Hutchins Way, Basingstoke, Hampshire, England, RG24 9UN

Date: 27 April 2026

Property Ref and Version: BTK314755 - 0009

# 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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£160,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016.

## ○ Key Features

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- > Energy Rating: B
- > 50% Shared Ownership - £414 Monthly Rent
- > Two Bedroom House
- > Downstairs Cloakroom
- > Two Allocated Parking Spaces
- > 125 Year Lease From 2016
- > Garage

## ○ Short Description

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An opportunity to purchase a 50% SHARE of this modern DOUBLE BEDROOM house which features open plan lounge & kitchen, downstairs cloakroom, family bathroom, allocated parking for two cars and a GARAGE

## ○ Long Description

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Situated within the highly sought-after Marnel Park development which was developed in the late 2000's-2010, this beautifully presented two bedroom home offers modern living in a quiet, family-friendly location. A modern, well-connected residential development offering a variety of contemporary homes with open-plan living, private gardens and parking. Ideally located for local amenities, schools and transport links, Marnel Park remains a popular choice for families and professionals alike.

Hutchins Way is conveniently located within easy reach of local schools, parks, and amenities, with excellent transport links via the A33 and M3. Basingstoke town centre and mainline railway station are just a short drive away, offering direct links to London Waterloo. Basingstoke's Festival Place shopping centre

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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## ○ Property Images



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## ○ Property Images

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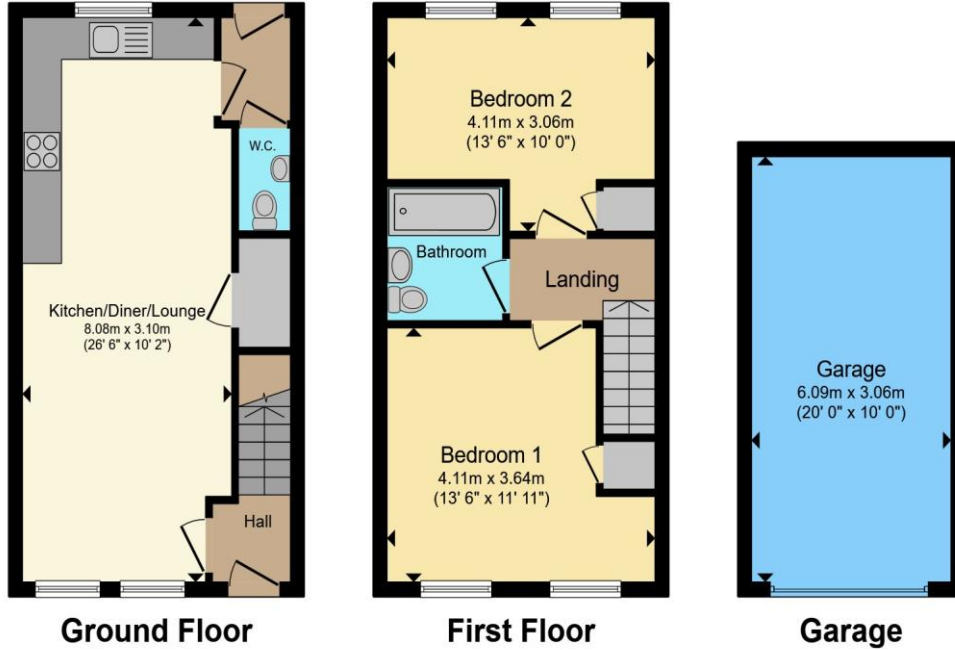
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## ○ Floor Plan



Total floor area 85.1 m<sup>2</sup> (915 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](http://www.propertybox.io)

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## ○ Approval

Signature

Date

	Signature	Date
Adrian Allen		
Miss E. Blake		