

Property details approval form

54 Northbrook Crescent, Basingstoke, Hampshire, England, RG24 9RB

Date: 20 April 2026

Property Ref and Version: BTK314767 - 0004

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

£210,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007.

○ Key Features

- > Energy Rating: C
- > Balcony
- > Family Bathroom & En Suite
- > Allocated Parking
- > Open Plan Kitchen / Diner
- > Two Bedrooms
- > Central Gas Heating
- > Ground Rent - £200.94 Annually
- > Service Charge - £3252.64 Annually

○ Short Description

A modern two-bedroom upper floor flat in Northbrook Crescent, Basingstoke, featuring a spacious living area with balcony access. The property includes an en-suite to the main bedroom, a separate bathroom, and allocated parking, all within a convenient and well-connected location.

○ Long Description

Situated in the popular residential area of Northbrook Crescent, Basingstoke, this well-presented two-bedroom upper floor flat offers modern and comfortable living, ideal for first-time buyers or investors. The property features a bright and spacious open-plan living and dining area, complemented by large windows and access to a private balcony, providing an ideal space for relaxing or entertaining.

The accommodation comprises two generously sized double bedrooms, with the master bedroom benefiting from an en-suite. The property also benefits from a modern family bathroom. The kitchen is well-equipped with integrated appliances and ample storage, and the property benefits from gas central heating, double glazing, and allocated parking.

○ Directions

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○ Agents Note

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○ Room Description

Area

Northbrook Crescent is located within a modern residential development in Basingstoke, offering a convenient and well-connected setting popular with professionals and families alike. The area benefits from a range of local amenities including shops, healthcare facilities, and a community centre, all within easy reach, while Basingstoke town centre provides extensive shopping, dining, and leisure options.

For commuters, Basingstoke railway station is approximately 1.7 miles away, offering direct services to London Waterloo, and the property also enjoys excellent road links via the M3, A33 and A339.

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○ Floor Plan



Floor Plan

Total floor area 69.8 m² (752 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

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○ Approval

Signature

Date

	Signature	Date
Jack Rocchiccioli		
Mr A. Newland		