



Connells

Northbrook Crescent
Basingstoke

Northbrook Crescent Basingstoke RG24 9RB

for sale offers in excess of
£200,000



Property 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 a 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.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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.









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

Connells

To view this property please contact Connells on

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1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax
 Band: C

Service Charge:
 3252.64

Ground Rent:
 200.94

Tenure: Leasehold

view this property online connells.co.uk/Property/BTK314767

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: BTK314767 - 0008