

Property details approval form

2 Idsworth Court, Basingstoke, Hampshire, England, RG24 9RR

Date: 13 April 2026

Property Ref and Version: BTK314791 - 0005

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

£235,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2007.

○ Key Features

- > Energy Rating: B
- > 980 Years Remaining on the Lease
- > No Onward Chain
- > Allocated Parking
- > 1162 Square Foot
- > Two Spacious Bedrooms
- > Ground Floor Apartment
- > En-suite Shower Room

○ Short Description

A modern and spacious two bedroom GROUND FLOOR apartment offered to the market with NO ONWARD CHAIN. The property features a family bathroom and en-suite shower room, open plan living and an ALLOCATED PARKING SPACE directly to the front

○ Long Description

Rooksdown is a modern residential development located to the north of Basingstoke town centre, offering a blend of contemporary housing, green spaces, and convenient access to key amenities. Originally developed on the former Park Prewett Hospital site, the area now provides a mix of character conversions and newer family homes.

The area has grown steadily over recent years, with popular sub-developments including Limes Park, Park Village, and The Beeches, creating a well-established and increasingly desirable neighbourhood. Rooksdown benefits from having Castle Hill junior school, a local co-op, hairdressers, Costa coffee, doctors surgery and a pharmacy

○ Directions

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○ Agents Note

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○ Room Description

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○ Room Description

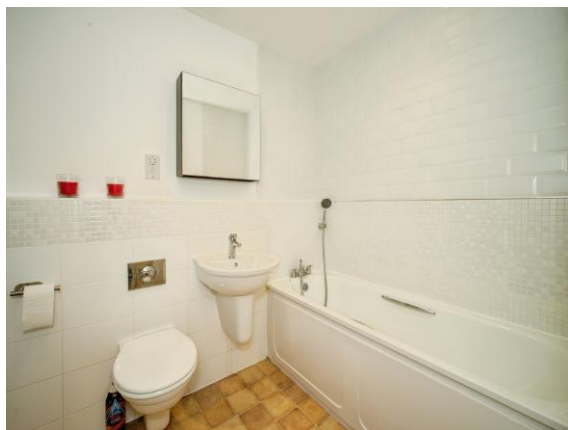
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○ Property Images



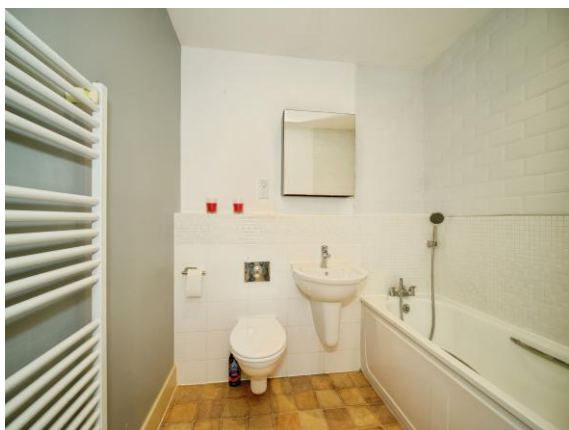
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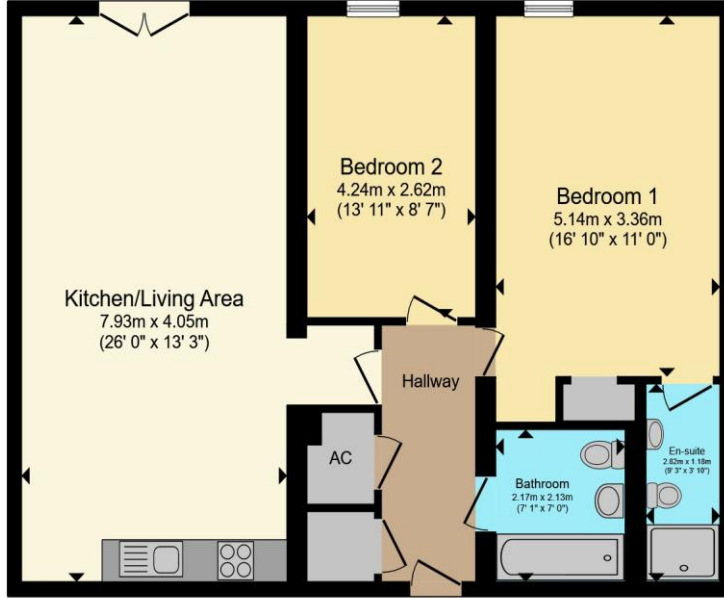
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○ Floor Plan



Ground Floor

Total floor area 85.8 m² (924 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 Rocchiccoli		
Mrs V. Simon		