



Cromwell Road, Basingstoke, RG21 5NS

**£120,000 - Leasehold**

ESTATE AGENTS

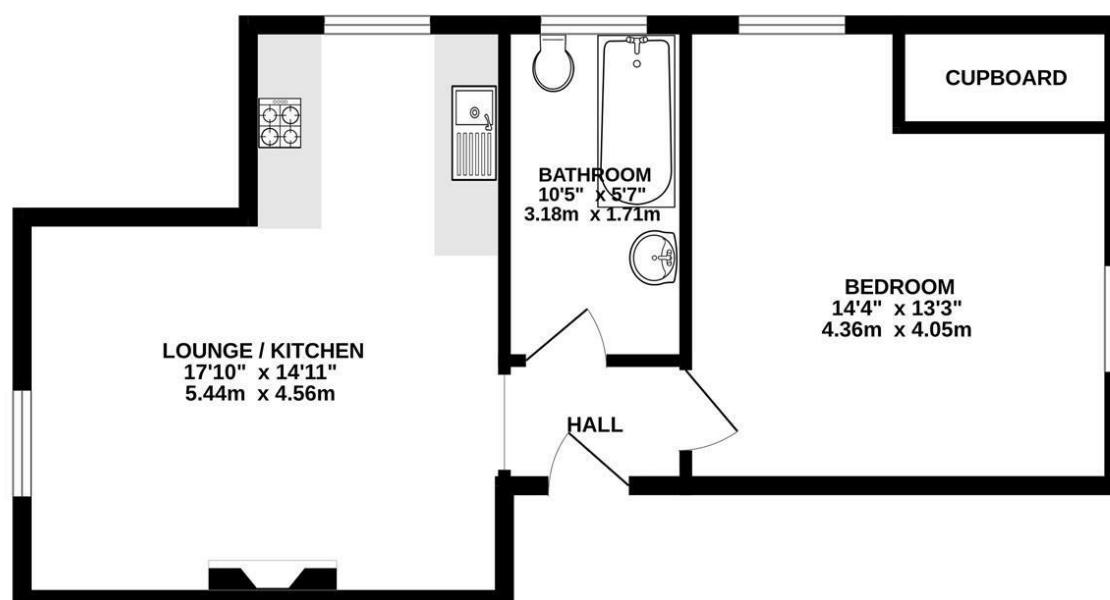


\*\* For sale by online auction \*\* Pre-Auction offers considered \*\*

Barons Estate Agents are pleased to offer this character top floor flat. There is a communal entrance hall with stairs to the top floor landing. The front door opens to an entrance hall which services all rooms. There is a spacious dual aspect open plan lounge and refitted kitchen, refitted bathroom and spacious dual aspect bedroom. There is a communal basement which can be used for storage. Outside and to the rear there is allocated parking for 1 car.

## Key Points and Features

- Buyers Fee Applies
- Bedroom
- Double Glazing
- No Onward Chain
- Auction Pack Available On Request
- Open Plan Refitted Kitchen - Lounge
- Communal Basement
- Auction Date – Thursday 26th February 2026
- Radiator Central Heating
- Allocated Parking



TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Location

Tallyho Lodge is positioned within 0.5 miles of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is within close proximity and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides road access to London and the south. There are well-regarded schools and colleges within the area which include BCOT and QMC.

## Tenure

Leasehold

125 years from 1985. 85 years remaining.

There are 6 flats in the block and self manage the service charge.

2025 Service charge £78pm.

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax Band

Band B

## Viewing Arrangements

Strictly by appointment through Barons Estate Agents.

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## Modern Auction T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to re-market the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal