



Western Gate, Alencon Link, Basingstoke, RG21 7PP

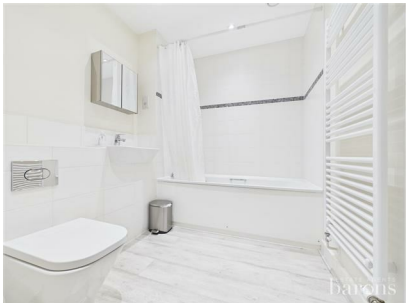
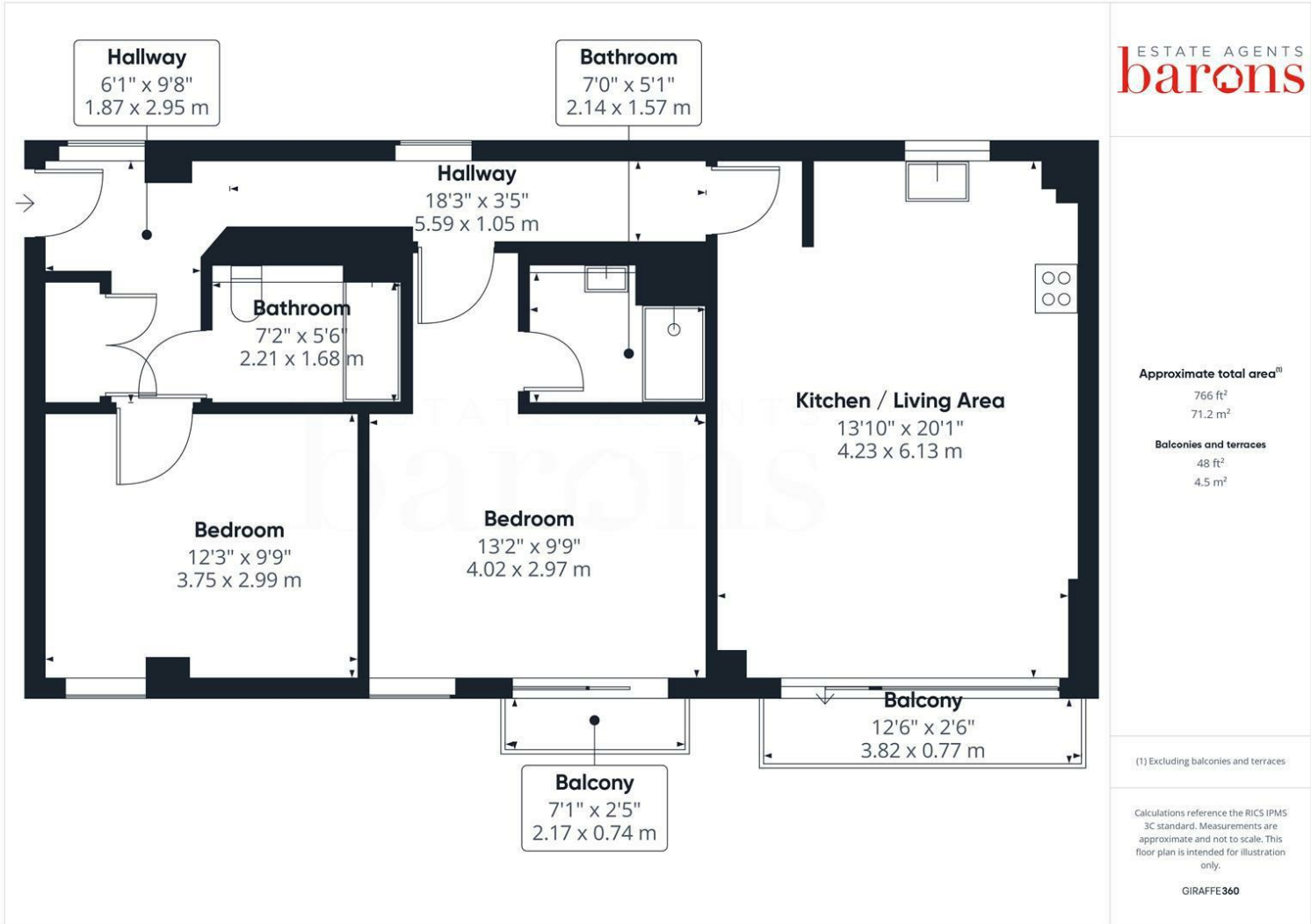
£260,000 - Leasehold



Barons Estate Agents are pleased to offer this luxury apartment in the prestigious Western Gate development. The apartment block benefits from a security entry phone, communal entrance with stairs and lift. The apartment enjoys a master bedroom with built in wardrobes and ensuite, further bedroom, bathroom and open plan living area / kitchen along with 2 balconies. Outside there is a court yard with allocated parking.

Key Points and Features

- Apartment
- Modern Kitchen
- Lift in Block
- Two Double Bedrooms
- Spacious Living Area
- Allocated Parking
- Family Bathroom & Ensuite
- 2 Balconies
- NO ONWARD CHAIN



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

Location

Western Gate is in a Basingstoke town centre location, offering easy access to the mainline train station and all of Basingstoke facilities and amenities which include Festival place shopping centre and a wealth of restaurants and bars. Local schooling and colleges are within close reach together with access to the M3.

Tenure

Leasehold
116 Years remaining approximately
£2159.03 service charge (per annum)
£300 ground rent (per annum)

Local Authority

Basingstoke & Deane Borough Council.

Council Tax

Band D

Viewing Arrangements

Viewings are to be arranged via 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.