



Skyline Plaza, Alencon Link, Basingstoke, RG21 7AX

£215,000 Guide price - Leasehold

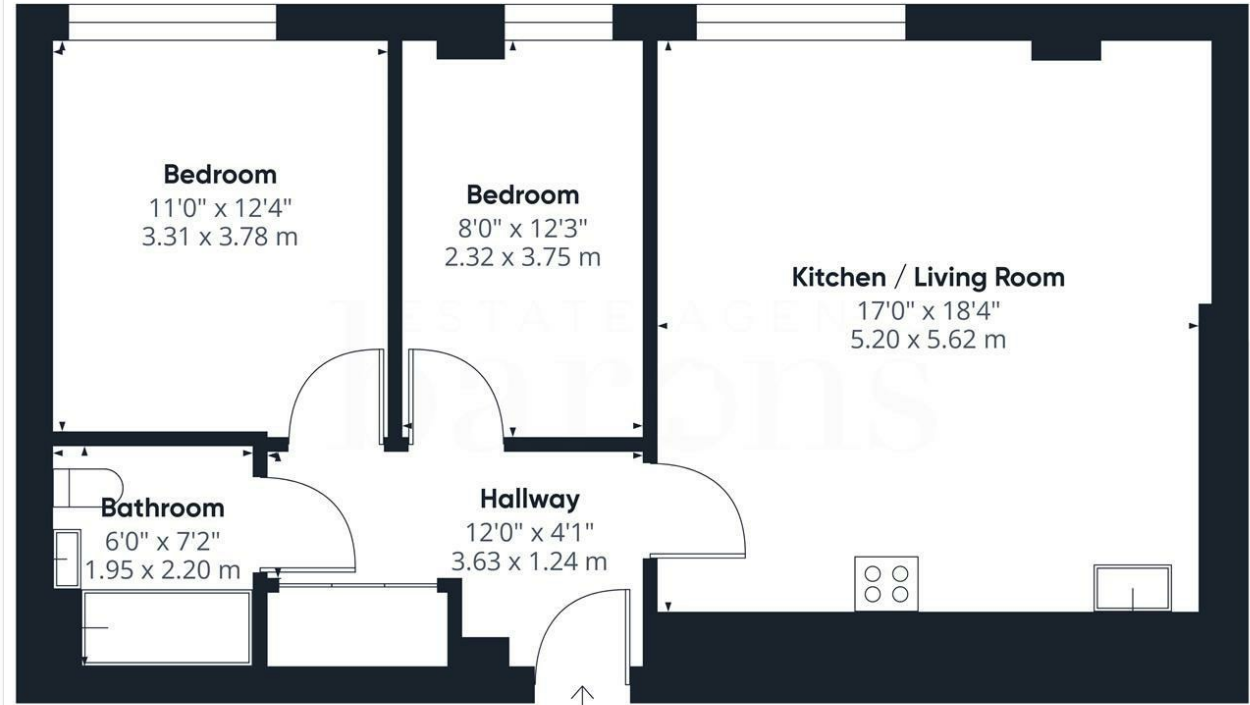




Barons Estate Agents are delighted to present this 5th floor, two bedroom apartment, situated within close proximity to Basingstoke town centre and train station. The property has been lovingly cared for by the current vendor and is presented to the market in immaculate condition in our opinion. Internally, the apartment features an entrance hallway, a spacious open plan kitchen/living room, two double bedrooms, a modern family bathroom and a utility cupboard. The block itself features a secure entry system and a lift. Additional benefits include heating, double glazing throughout, an allocated parking space and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- Town Centre Apartment
  - Open Plan Kitchen/Living Room
  - Lift in Block
- 5th Floor
  - Modern Bathroom
  - Utility Cupboard
- Two Double Bedrooms
  - Allocated Parking
  - NO ONWARD CHAIN



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Approximate total area<sup>(1)</sup>  
680.28 ft<sup>2</sup>  
63.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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	82	86
	EU Directive 2002/91/EC	

Location

Skyline Plaza is a desired 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 - 131 Years remaining approx.  
Service Charge - £223.59 PCM approx.  
Ground Rent - £16.67 PCM approx.

Local Authority

Basingstoke & Deane Borough Council.

Council Tax

Band C.

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.