



**£ 165000**

**1 Bed Flat, Alencon Link, Basingstoke**

Barons Estate Agents are delighted to present this 15th floor, one 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, double bedroom, a modern bathroom and a utility cupboard. The block itself features a secure entry system and a lift. Additional benefits include heating, double glazing throughout. NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent

## Location

Skyline Plaza is a prestigious apartment development in the desired Basingstoke town center location, offering easy access to the mainline train station to London Waterloo in 45 minutes and all of Basingstoke facilities and amenities which include Festival place shopping center and a wealth of restaurants and bars. Local schooling and colleges are within close reach together with access to the M3 to London and the South coast along with the A33 to Reading.

## Tenure

Leasehold

107 Remaining

Ground Rent £175.00 pa.

Service Charge £2000 pa. 2022/2023.

## Council Tax

Band B

## 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.

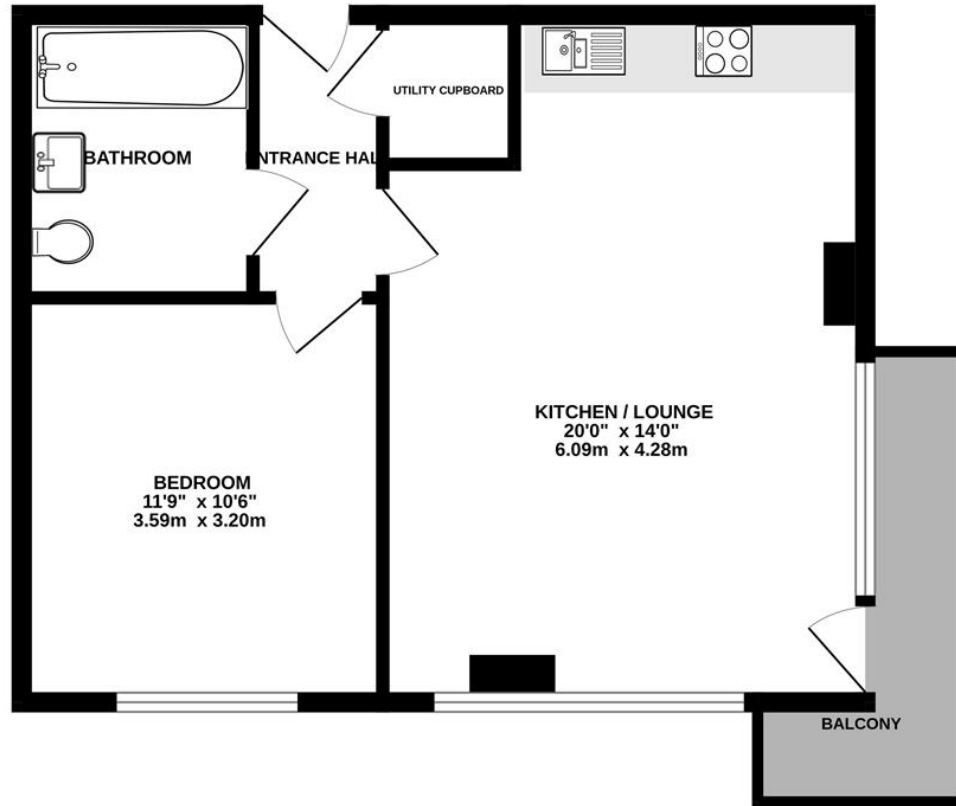
## 🏠 KEY POINTS & FEATURES

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- 🏠 Town Centre Apartment
- 🏠 Bathroom
- 🏠 Balcony
- 🏠 15th Floor
- 🏠 Open Plan Kitchen/Lounge
- 🏠 Lift
- 🏠 Bedroom
- 🏠 Utility Cupboard
- 🏠 No Onward Chain



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	