



**£ 230000**

**2 Bed Flat, Skyline Plaza, Basingstoke**

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, en suite and a modern family bathroom. The block itself features a secure entry system and a lift. Additional benefits include heating, double glazing throughout and an underground parking space. An early viewing would be strongly advised by the vendor's sole agent.

## 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.

## Council Tax

Band C.

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

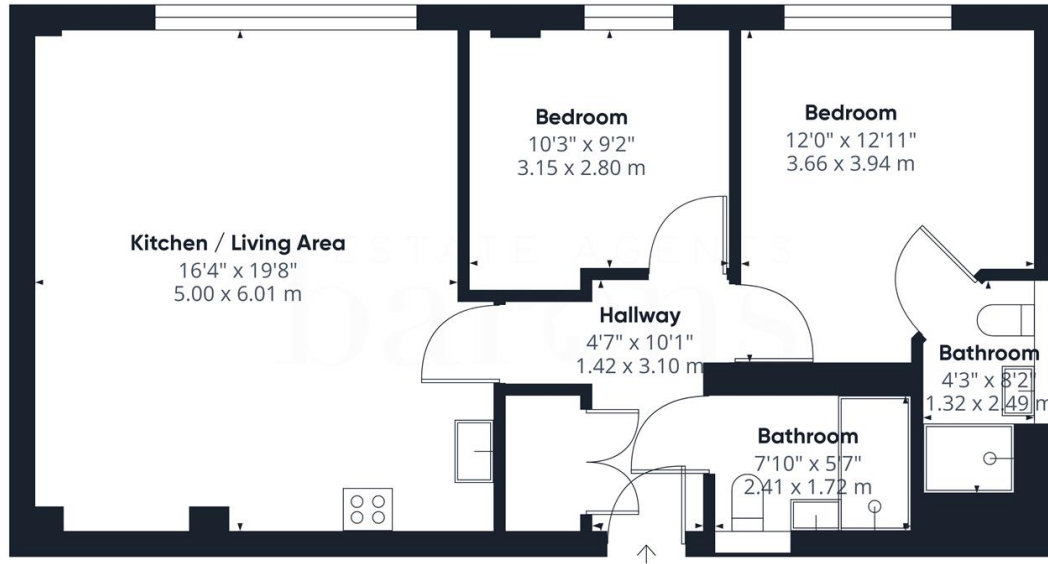
buyer or seller uses the services of that company.

## ▀ KEY POINTS & FEATURES

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- ▀ Town Centre
- ▀ Open Plan Kitchen/Living Room
- ▀ Sought After Location
- ▀ 5th Floor
- ▀ Modern En Suite & Shower Room
- ▀ Two Double Bedrooms
- ▀ Allocated Parking





Approximate total area<sup>(1)</sup>  
743.24 ft<sup>2</sup>  
69.05 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.

Calculations are based on RICS IPMS 3C standard.

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