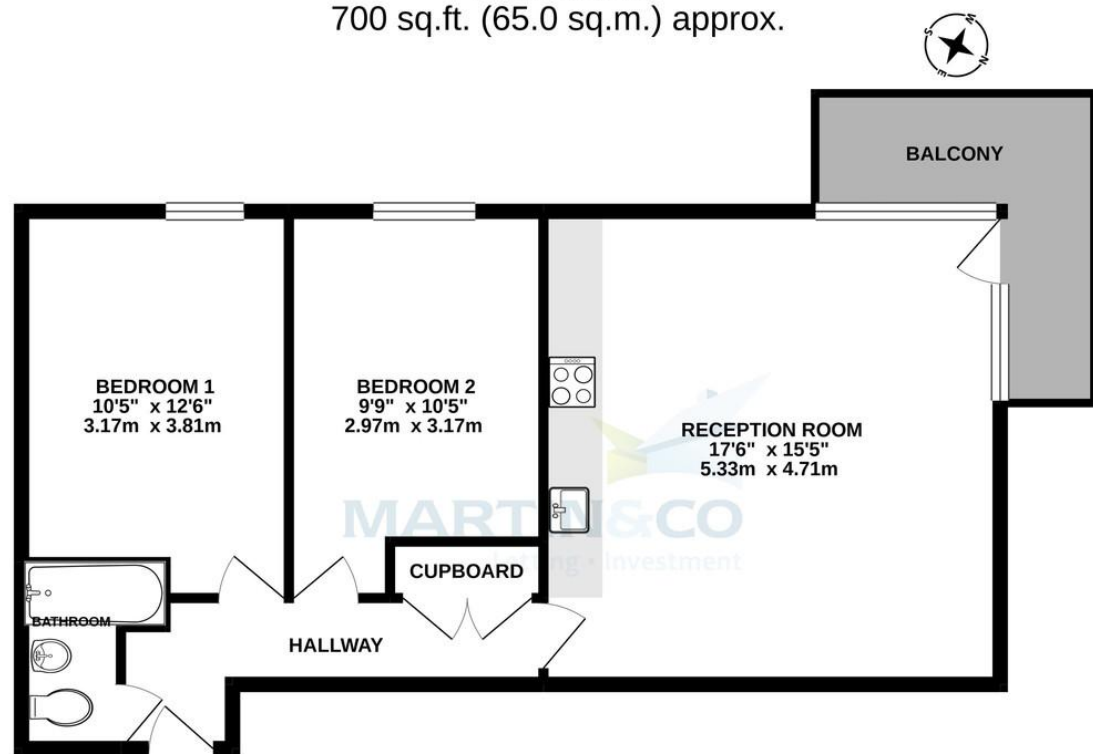


4TH FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE



Martin & Co Basingstoke
26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Skyline Plaza, Alencon Link, RG21 7AU

2 Bedrooms, 1 Bathroom, Apartment

Asking Price Of £229,950





Skyline Plaza

Asking Price Of £229,950

- Two Bedrooms
- Large Bright Living Room
- Corner Balcony
- Underground Parking
- Town Centre Location
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A Stunning two-bedroom apartment located in this popular location next to the train station. The property has a large dual-aspect living room with a balcony and there is also underground parking for one car. The property is located next door to the train station and offers a great location.

COMMUNAL ENTRANCE Telephone entry system, stairs and lifts to all floors.

ENTRANCE HALL Smoke alarm, intercom, laminate flooring, electric heater and airing cupboard with hot water cylinder, shelving and freestanding washer/dryer.

LOUNGE/KITCHEN 17' 5" x 15' 5" (5.33m x 4.71m) Corner windows with double glazed door to the balcony. In the living area there is laminate flooring, two electric heaters and phone point. In the kitchen area there is a stainless-steel sink unit with single cupboard under. There is range of matching cupboards and drawers, built in fridge/freezer, built in electric oven, built in hob with extractor over, integrated dishwasher and under cabinet



lighting.

BEDROOM 1 10' 5" x 12' 6" (3.17m x 3.81m) Large window there is an electric heater and carpet.

BEDROOM 2 9' 9" x 10' 5" (2.97m x 3.17m) Large window there is an electric heater and carpet.

BATHROOM Panelled enclosed bath with mixer taps and shower attachment, wall hung sink unit and low level W.C. There are part-tiled walls, shaver point, tiled floor, towel radiator and extractor fan

BALCONY Corner balcony enjoying views on two sides over Basingstoke.

PARKING Allocated parking space which is located under the building

LEASE DETAILS 125 years from 22/03/2006 (so therefore 107 years remaining)



Ground Rent £250 per year

The service charge for 1/1/24 to 30/6/24 is £1294.42

