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**FOR SALE**



**Martin & Co Basingstoke**

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**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**

1 Bedroom, 1 Bathroom, 16th Floor Apartment

**Asking Price Of £170,000**





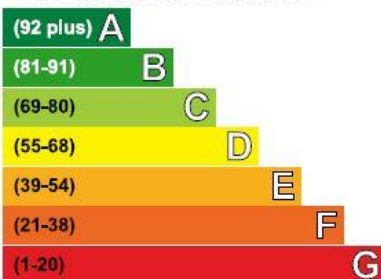
## Skyline Plaza

Asking Price Of £170,000

- Town Centre Location
- 16th Floor with Views
- 20' Living Area
- Kitchen Area with Appliances
- Double Bedroom
- Dressing Area
- Study Area

### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
77	86

A modern one bedroom apartment located in the town centre next to the train station. This 16th floor apartment comprises a large open plan living area, kitchen with appliances, double bedroom with dressing area and study area, modern bathroom and secure gated parking for one car.

**COMMUNAL ENTRANCE** Stairs and lifts to all floors. There is an intercom system.

#### FRONT DOOR TO

**ENTRANCE HALL** Double sized airing cupboard with washer/dryer and hot water cylinder, laminate flooring, electric radiator and intercom phone.

**LOUNGE/KITCHEN** 20'4 x 12'4 (6.2m x 3.8m) Large open plan living area with floor to ceiling window overlooking Basingstoke and laminate flooring. In the kitchen area, there is a stainless-steel sink unit with cupboard under, a range of matching cupboards and draws, integral fridge with ice box and dishwasher, integrated electric oven and hob with extractor over. There is under cabinet lighting and an electric radiator.

**BEDROOM** 11'2 x 9'9 (3.4m x 3.0m) Double glazed window, electric radiator, carpet and arch to dressing area and study area.

**STUDY AREA** 7'9 x 5'4 (2.4m x 1.6m) Carpet



**DRESSING ROOM** 7'9x 5'4 (2.4m x 1.6m) Fitted with triple wardrobes, a dressing table with draws 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.

**PARKING** Gated parking located under the building for 1 car.

**PLEASE NOTE:** All photos were taken when the property was unoccupied.



**MATERIAL INFORMATION**  
Tenure: Leasehold

#### Lease Details

Runs from 22nd March 2006 to 14th March 2131, with 106 years remaining.

Service Charge: £2565.34 Annually

Ground Rent: £200

Next Review Date: 22nd March 2031

Ground Rent Review - Doubles every 25 years

Council Tax Band: B

Basingstoke and Deane

EPC RATING: C

Allocated Parking for One Car

