



Connells

Crown Heights Alencon Link
Basingstoke



Property Description

Offered to the market with no onward chain is this fourth floor apartment. The home comprises of an open living area with space for dining, one double bedroom with en-suite, one single bedroom and family bathroom. Additionally, the property benefits from a balcony and an allocated parking space.

Situated in the Town Centre of Basingstoke, the property is within walking distance to the Festival Place Shopping Centre, mainline Train Station with a direct line to London Waterloo and Bus Station. The town offers a variety of shops, including restaurants, bars, convenience stores, supermarkets as well as entertainment facilities such as a Vue Cinema. The M3, A33 and A339 are all easily accessible via car, offering plenty of travel links. The property also benefits from being within close proximity of a number of parks, providing opportunity for walks and fresh air.

Entrance Hall

Security entry phone system, storage cupboard, cupboard housing hot water tank, doors to:

Kitchen

10' 4" x 5' 6" (3.15m x 1.68m)
Re-fitted and comprises work surfaces with cupboards and drawers under and cupboards over, fitted four ring electric hob with extractor hood over, fitted electric oven, stainless steel sink with drainer, mixer tap and waste disposal unit under, space for a washing machine, integrated fridge/ freezer, double glazed window.

Lounge/Dining Room

19' x 11' (5.79m x 3.35m)
Light and airy lounge area with space for dining complete with floor to ceiling double glazed windows, double glazed glass panel

door to balcony

Bedroom One

15' 6" max x 11' 3" (4.72m max x 3.43m)

Large double room with double glazed door leading to balcony and door to:

En-Suite

Re-fitted and comprises fully tiled shower cubicle, low-level WC and pedestal wash hand basin, fully tiled floor, part tiled walls, extractor fan

Bedroom Two

12' 7" x 7' 10" not into door recess (3.84m x 2.39m not into door recess)

Double glazed window.

Bathroom

Re-fitted and comprises panel enclosed bath with mixer tap and shower attachment, low-level WC, vanity wash hand basin, part tiled walls, fully tiled floor, extractor fan

Parking

The property benefits from an allocated parking space.





To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/BTK313600](https://www.connells.co.uk/Property/BTK313600)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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