



Connells

Crown Heights Alencon Link
Alencon Link Basingstoke

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for sale offers in excess of
£170,000



Property Description

Stunning Premium Penthouse Duplex in Central Basingstoke

Experience luxury living in this exquisite penthouse duplex apartment, perfectly positioned in the heart of Basingstoke. Boasting expansive views from the top floor, this residence offers a serene escape amidst the bustling city.

Prime Location:

" Directly opposite the main train station, ensuring effortless commuting.

" Steps away from Basingstoke's vibrant array of shops, restaurants, and entertainment venues.

" Despite its central location, the apartment remains a peaceful haven.

Exceptional Features:

" Private Balcony: Enjoy your morning coffee or evening wine on a spacious balcony with panoramic views.

" Secure Parking: Benefit from two allocated parking spaces in a secure underground facility, providing convenience and peace of mind.

" Modern Design: The duplex layout offers a sophisticated living experience, with contemporary finishes and attractive fixtures throughout.

" Expansive Lounge: The exceptionally large lounge is perfect for entertaining guests, offering ample space for gatherings and a comfortable, welcoming atmosphere.

Comfort and Convenience:

" The flat is part of a well-maintained building with secure entry, ensuring safety and privacy with the added benefit of a concierge service.

" Large windows flood the apartment with natural light, enhancing the airy, open-plan living spaces.

" Serviced by two lifts access is easy and reliable.

Entrance Hall

Security entry phone system, airing cupboard, doors to:

Bedroom 1

12' 7" x 9' 8" (3.84m x 2.95m)

Double glazed window to front aspect, two double wardrobes, door to:

En-Suite Shower Room

Fully tiled shower cubicle, low level WC, vanity wash hand basin, extractor fan, fully tiled floor.

Bedroom 2

10' 4" x 9' 3" (3.15m x 2.82m)

Double glazed window to front aspect, double wardrobe.

Bathroom

Panel enclosed bath with shower over, vanity wash hand basin, low level WC, fully tiled floor

Kitchen

12' 2" x 6' (3.71m x 1.83m)

Quartz stone work surfaces with cupboards and drawers under and cupboards over, sink with drainer and mixer tap, fitted four ring electric hob with electric oven under and hood over, built in washing machine, concealed up right fridge freezer, concealed dishwasher, fully tiled floor, partly tiled walls.

Dining Area/ Inner Hallway

13' 4" max x 10' 4" max (4.06m max x 3.15m max)

Double glazed window to front aspect, stairs leading to:

Lounge/ Diner

20' max (restricted head height) x 19' max (restricted head height) (6.10m max (restricted head height) x 5.79m max (restricted head height))

Double glazed window to front aspect, eaves storage cupboard, security entry phone system, double door to private balcony.

Outside

Parking

The property benefits from having two undercover parking spaces in a secure carpark.





To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/BTK313803

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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Property Ref: BTK313803 - 0018