



**Connells**

Skyline Plaza  
Alencon Link Basingstoke



### **Property Description**

Situated in the heart of Basingstoke, the property is located in the town centre and is just minutes walk from the Malls and Festival Place shopping centre, offering a wide variety of shops, leisure and entertainment facilities, bars, restaurants and cafes. Also based within the town centre is the mainline train station to London Waterloo and the Basingstoke bus station which provides regular services across Basingstoke and surrounding areas, making it a great location for those who commute. For those who drive, there is easy access via car to the M3, A339 and the A33.

The property is also conveniently situated next to Waitrose and is a short walk to a number of supermarkets such as Sainsburys, Tesco, convenience stores and other amenities located in the town centre.

### **Entrance Hall**

Double door cupboards with washing machine, water tank and electrics.

### **Kitchen Lounge Diner**

Large double glazed window allowing natural light to the open plan area.

Work surfaces with cupboards and drawers under and cupboards over, fitted four ring electric hob, electric oven under with hood over, stainless steel sink with drain and mixer tap, integrated fridge-freezer.

### **Bedroom One**

double glazed window.

### **Bedroom Two**

Double glazed window.

### **Bathroom**

Panel enclosed bath with shower over, low level WC, wall mounted wash hand basin, extractor fan, heated towel rail.

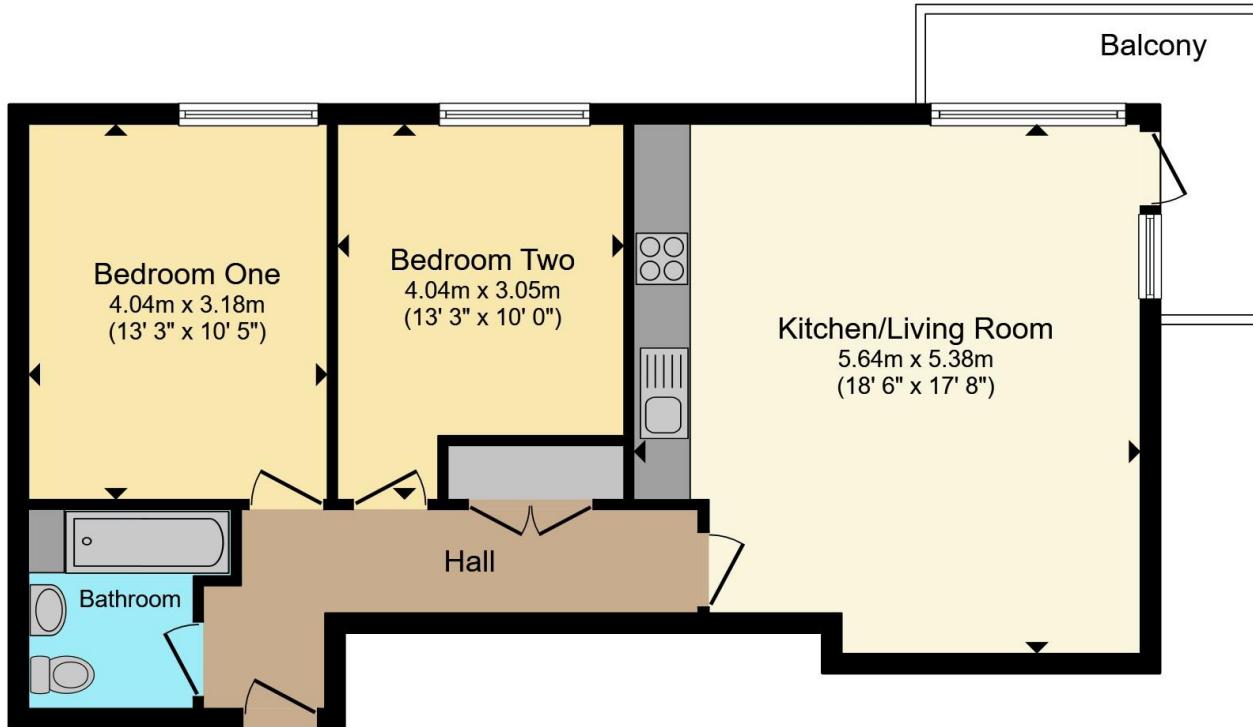
### **Parking**

One allocated parking space.









Total floor area 66.1 m<sup>2</sup> (711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Connells

To view this property please contact Connells on

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1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: C    Council Tax  
 Band: C

Service Charge:  
 2800.00

Ground Rent:  
 170.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTK314610](http://connells.co.uk/Property/BTK314610)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Mar 2006.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as 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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