



**Connells**

Skyline Plaza  
Alencon Link Basingstoke



### Property Description

This one double bedroom property is in excellent condition and benefits from stunning views with high ceilings, a rare opportunity. 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 cupboard with space for a washing machine, doors to:

### Open Plan Living Area

12' 4" (max) x 21' (max) ( 3.76m (max) x 6.40m (max) )

Work surfaces with cupboards and drawers under and cupboards over, four ring induction hob with oven under and hood over, stainless steel sink with drainer and mixer tap, integrated fridge-freezer, double glazed window.



### Bedroom

9' 8" (max) x 20' 4" (max) ( 2.95m (max) x 6.20m (max) )

Double glazed window, door to:

### Dressing Room/ Utility Room

8' 3" x 7' 10" ( 2.51m x 2.39m )

### Bathroom

Hand wash basin, low level WC, extractor fan, heated towel rail, panel enclosed bath.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 2708.00

Ground Rent:  
 200.00

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/BTK314550) [connells.co.uk/Property/BTK314550](http://connells.co.uk/Property/BTK314550)**

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

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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