

Property details approval form

1301 Skyline Plaza, Alencon Link, Basingstoke, Hampshire, England, RG21 7AZ
Date: 08 April 2026 Property Ref and Version: BTK314550 - 0007

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£150,000

Tenure: Leasehold

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

○ Key Features

- > Energy Rating: C
- > High Ceilings
- > £1100 Rental Income (8.5% Gross Yield)
- > Close to Town Centre & Train Station
- > Open Plan Modern Living
- > Allocated Parking
- > Annual Service Charge £2,708
- > Annual Ground Rent £200
- > +100 Years (105) Remaining on Lease

○ Short Description

Offered to the market is this ONE bedroom apartment located close to the town centre and train station and is offered for sale with NO ONWARD CHAIN. The property benefits from having open plan living area with kitchen, high ceilings, dressing/ utility room and one allocated PARKING.

○ Long 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.

○ Directions

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○ Agents Note

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○ Room Description

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.

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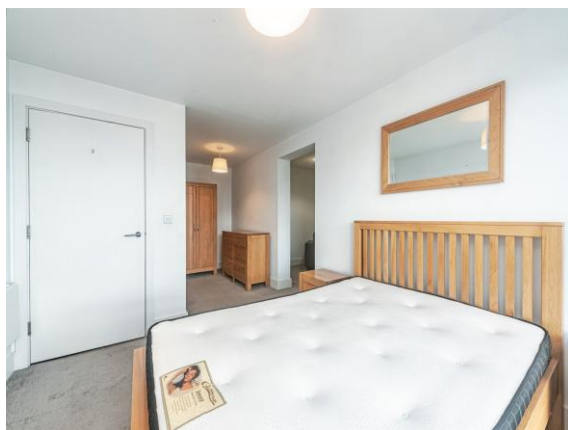
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○ Property Images



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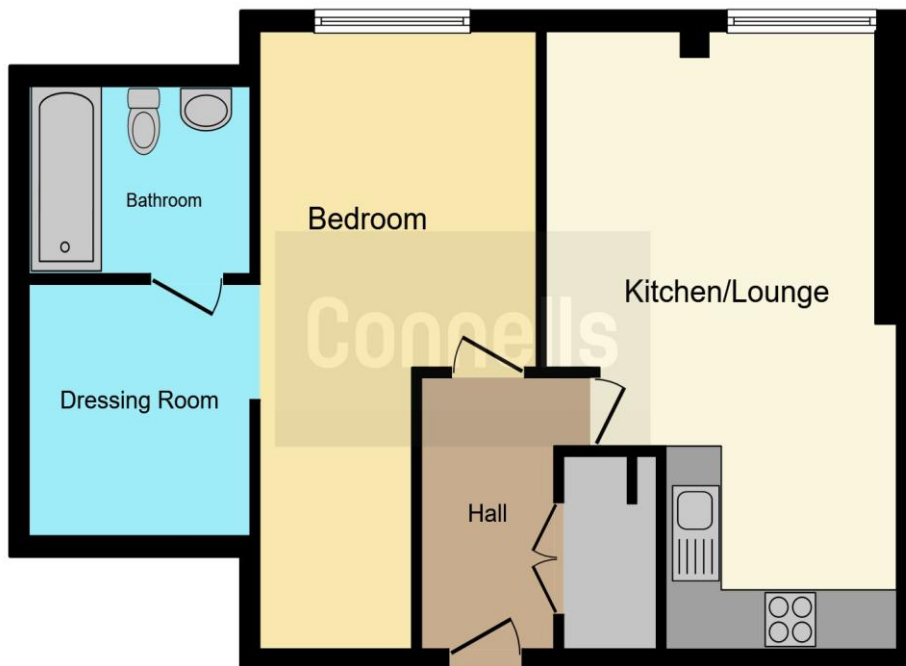
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○ Property Images

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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Jack Rocchiccoli		
Mr Di Hong Zhan		