



Western Gate, Alencon Link, Basingstoke, RG21 7PP
Guide Price £260,000



CHEQUERS

Independent Estate Agents

Western Gate, Alencon Link, Basingstoke, RG21 7PP

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this luxury apartment, enjoying an elevated position with a balcony, in a prime town centre location. The property has been well maintained by the current owner and viewing is recommended to appreciate all on offer. The accommodation includes open plan living room with modern kitchen, integrated appliances and a balcony, master bedroom with en-suite, further double bedroom and a bathroom. Further benefits include allocated parking and well maintained communal gardens. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Entry phone system.

LIVING ROOM & KITCHEN:

22'9" x 13'5" max (6.93m x 4.09m max)

Sliding patio doors to BALCONY, laminate flooring, cupboard housing Exhaust Air Heat Pump heating and hot water system with back up immersion, spotlights, radiator, open to -

KITCHEN AREA:

Range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated dishwasher, fridge/freezer and washing machine, spotlights, laminate flooring.

MASTER BEDROOM:

12'1" max x 10'6" max (3.68m max x 3.20m max)

Radiator, door to -

EN-SUITE SHOWER ROOM:

7'3" x 6'2" max (2.21m x 1.88m max)

Modern white suite comprising double shower cubicle, wash hand basin, low level w.c., spotlights, shaver point, heated towel rail.

BEDROOM TWO:

12'11" x 10'8" max (3.94m x 3.25m max)

Radiator.

BATHROOM:

7'1" x 6'7" max (2.16m x 2.01m max)

White suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level w.c., wash hand basin, spotlights, shaver point.

GARDENS:

Well maintained and enclosed communal gardens, shrub and tree borders, lawned area and feature patio.

PARKING:

Allocated parking space.

LEASE DETAILS:

We have been advised there are 116 years remaining on the lease - 125 years from 2016. Ground rent - £300.00, paid in advance on the 1st January and reviewed annually. Maintenance - £2230.90 for 2025, reviewed annually. Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

BAND D

MONEY LAUNDERING REGULATIONS:

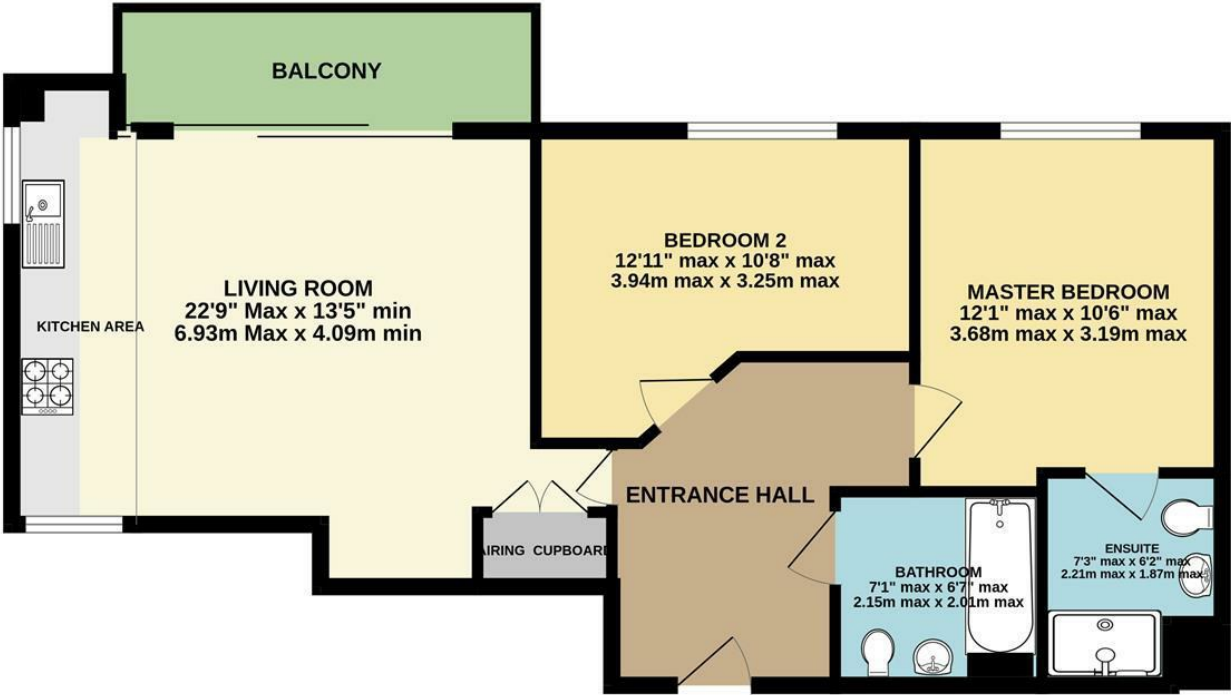
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



688 sq.ft. (63.9 sq.m.) approx.



2 BEDROOM APARTMENT

TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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