Alencon Link, , Basingstoke, RG21 7AX

Guide Price £185,000

CHEQUERS

Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer this modern two bedroom apartment on the 5th floor in one of the town centres most sought after developments. Prompt viewing is recommended to appreciate the accommodation on offer - entrance hall, living room open plan to modern kitchen, two double bedrooms and a bathroom. Further benefits include allocated parking and easy access to Festival Place and main line station. (draft particulars - awaiting vendors approval)

COMMUNAL HALLWAY:
Stairs and lift to all floors.

PERSONAL ENTRANCE HALL:
Entry phone system, airing cupboard, wall mounted heater.

LIVING ROOM:
19'8" x 15'11" overall measurement (5.99m x 4.85m overall measurement)
Double glazed window, wall mounted heater, open to -

KITCHEN AREA:
Double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tao, fitted oven and hob with extractor over, tiled surrounds, extractor fan, spotlights.

BEDROOM ONE:
15'4" x 8'5" (4.67m x 2.57m)
Double glazed window, wall mounted heater.

BEDROOM TWO:
12'2" x 11' (3.71m x 3.35m)
Double glazed window, wall mounted heater.

BATHROOM:
7'3" max x 6'4" (2.21m max x 1.93m)
Suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled surrounds, wall mounted electric heater.

OUTSIDE:
Allocated parking bay - 44. Visitors parking permit.

COUNCIL TAX:
Band C

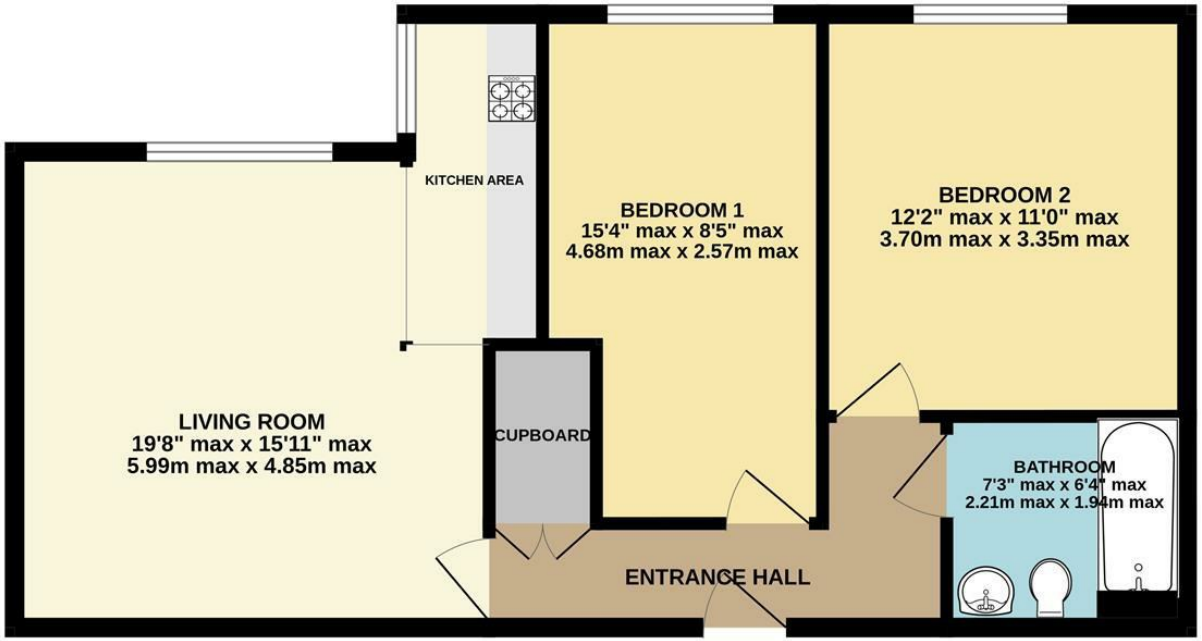
LEASE DETAILS:
Due to the circumstances of the sale we are awaiting confirmation of the lease details from our clients. The details below are for an identical flat currently available - please refer to agent for any further information

GROUND RENT - £200 per year (Ask agent about the review period)
ANNUAL SERVICE CHARGE - £2988.60
LENGTH OF LEASE - approximately 129 years left
Prospective purchasers should clarify these details with their solicitor.

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.

603 sq.ft. (56.0 sq.m.) approx.



2 BEDROOM APARTMENT

TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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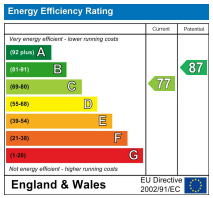

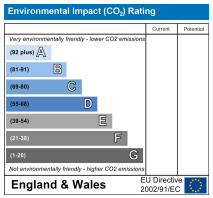

Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with the Property Misdescriptions Act 1991, Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.