



Alencon Link, Town Centre, Basingstoke, RG21 7PP
Guide Price £250,000



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NO ONWARD CHAIN - CHEQUERS are please to offer for sale this executive apartment set in the heart of the town centre. Presented in superb order throughout, viewing is highly recommended to appreciate all on offer - entrance hall, living room area open plan to modern kitchen, master bedroom with en-suite shower room, further bedroom and family bathroom. Further benefits include heating, enclosed communal gardens and parking. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Radiator, cloaks hanging space, laminate flooring, cupboard housing boiler.

LIVING ROOM:

14'9" max x 11'6" min (4.50m max x 3.51m min)

Laminate flooring, radiator, spotlights, open plan to -

KITCHEN AREA:

10'7" x 7'3" (3.23m x 2.21m)

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

MASTER BEDROOM:

14'1" max x 10'9" max (4.29m max x 3.28m max)

Radiator, door to -

EN-SUITE SHOWER ROOM:

7'2" x 6'1" (2.18m x 1.85m)

Modern white suite comprising double shower cubicle, vanity unit with inset wash hand basin and low level w.c., tiled surrounds, heated towel rail, spotlights.

BEDROOM TWO:

12'2" max x 9'3" (3.71m max x 2.82m)

Radiator.

BATHROOM:

7'2" x 6'6" (2.18m x 1.98m)

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

OUTSIDE:

There is 1 allocated parking space. The property enjoys well maintained landscaped gardens with mature borders and patio area.

COUNCIL TAX:

Band D

LEASE DETAILS:

We have been advised there are approximately 141 years remaining on the lease. 150 years from 1st April 2016. Ground rent - £300.00 paid in advance on the 1st January yearly. Maintenance charge - £2191.00 per annum. Reviewed annually. Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

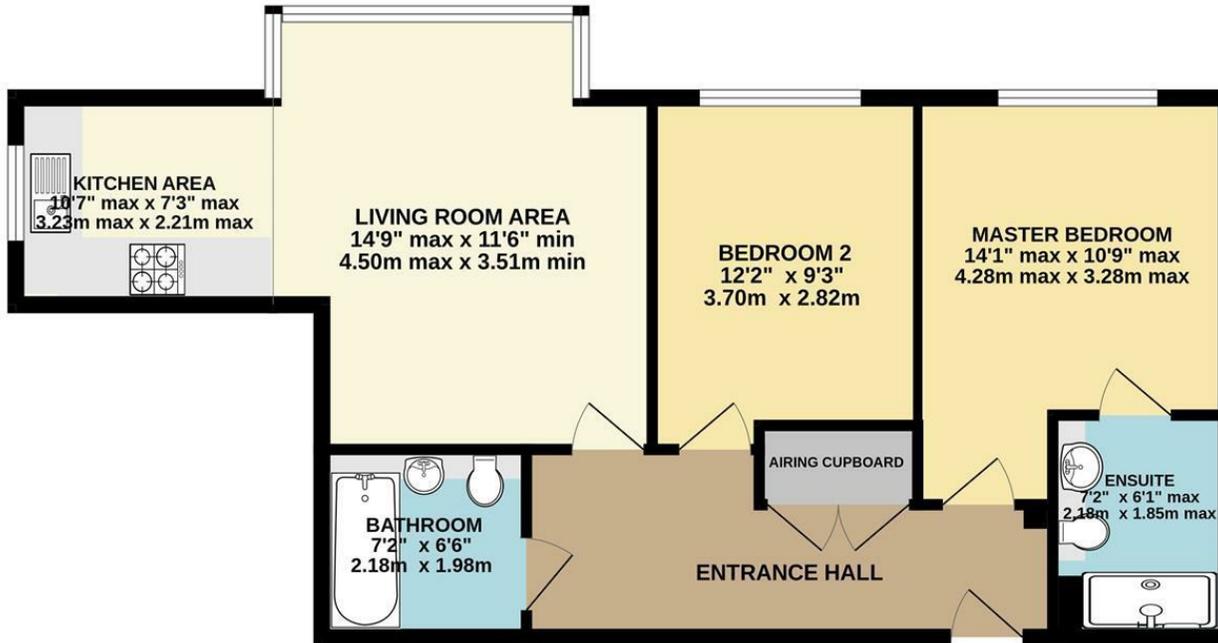
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



2 BEDROOM APARTMENT

TOTAL FLOOR AREA : 693 sq.ft. (64.4 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)		
B (81-91)		
C (69-80)		
D (55-64)		
E (39-54)		
F (21-38)		
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)		
B (81-91)		
C (69-80)		
D (55-64)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

