



**£ 245000**

2 Bed Apartment, Skyline Plaza, Basingstoke

Barons Estate Agents are delighted to present this 6th/7th floor, two bedroom duplex apartment, situated within close proximity to Basingstoke town centre and train station. Internally, the apartment features an open plan living room/kitchen and access to the wrap around balcony on the 6th floor, and two double bedrooms and a family bathroom on the 7th floor. The block itself features a secure entry system and a lift. Additional benefits include heating, double glazing throughout, an allocated parking space and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

## Location

Skyline Plaza is a desired Basingstoke town centre location, offering easy access to the mainline train station and all of Basingstoke facilities and amenities which include Festival place shopping centre and a wealth of restaurants and bars. Local schooling and colleges are within close reach together with access to the M3.

## Tenure

Leasehold - 107 Years remaining approx.  
Service Charge - £3064 per annum approx.  
Ground Rent - £300 per annum approx.

## Council Tax

Band C.

## Extra Services

Barons Estate Agents 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.

## 🏠 KEY POINTS & FEATURES

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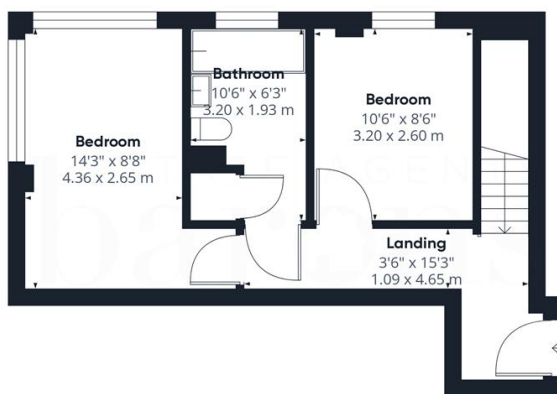
- |                                 |                       |                       |
|---------------------------------|-----------------------|-----------------------|
| 🏠 Town Centre Duplex Apartment  | 🏠 6th/7th Floor       | 🏠 Two Double Bedrooms |
| 🏠 Open Plan Kitchen/Living Room | 🏠 Bathroom            | 🏠 Allocated Parking   |
| 🏠 Lift in Block                 | 🏠 Wrap Around Balcony | 🏠 NO ONWARD CHAIN     |







Floor 1



Floor 2

ESTATE AGENTS  
**barons**

**Approximate total area<sup>(1)</sup>**

783.61 ft<sup>2</sup>  
72.8 m<sup>2</sup>

**Balconies and terraces**

201.93 ft<sup>2</sup>  
18.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	