



£ 260000

2 Bed Flat, Western Gate, Alencon Link, Basingstoke

Barons Estate Agents are pleased to offer this luxury apartment in the prestigious Western Gate development. The apartment block benefits from a security entry phone, communal entrance with stairs and lift. The apartment enjoys a master bedroom with built in wardrobes and ensuite, further bedroom, bathroom and open plan living area / kitchen along with 2 balconies. Outside there is a court yard with allocated parking.

Location

Western Gate is in a 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

116 Years remaining approximately

£2159.03 service charge (per annum)

£300 ground rent (per annum)

Council Tax

Band D

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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|------------------|------------------------|-----------------------------|
| 🏠 Apartment | 🏠 Two Double Bedrooms | 🏠 Family Bathroom & Ensuite |
| 🏠 Modern Kitchen | 🏠 Spacious Living Area | 🏠 2 Balconies |
| 🏠 Lift in Block | 🏠 Allocated Parking | 🏠 NO ONWARD CHAIN |



