



2 bed flat to buy in RG21

Alencon Link, Basingstoke, Hampshire,
RG21 7AQ

£155,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 Bedroom apartment
- ✓ Allocated Parking space at ground floor level, visible from the flat
- ✓ Town centre location
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately, a transparent process which provides speed, security and certainty for all parties.

This contemporary two-bedroom, one-bathroom flat boasts a thoughtfully designed layout, ideal for modern living. The property features a spacious open plan kitchen and living area, highlighted by sleek modern kitchen units with integrated appliances and an integrated oven. Large windows allow for an abundance of natural light, enhancing the bright and airy atmosphere of each room. The modern bathroom is fitted with a bathtub and overhead shower, complemented by a heated towel rail for added comfort.

The flat has been well maintained by the current owner, who has lived there for six years, with several features replaced during their ownership. New radiators, a fuse box, lights and a fire alarm were installed in 2019. In 2024, the mechanical ventilation with heat recovery (MVHR) unit was replaced with a modern Vent-Axia unit. The flat was completely repainted in 2025, when a new oven was also installed.

Additional benefits include stylish laminate and wood effect flooring throughout, recessed and modern lighting fixtures, and a secure entry system with a contemporary intercom for peace of mind. The entrance hallway and internal corridors continue the theme of modern elegance, featuring clean white walls and minimalist design. The open plan arrangement offers versatility for a variety of living or dining configurations, making it perfect for entertaining or relaxing at home. With its combination of security, style, and functionality, this flat is a superb choice for those seeking a comfortable and contemporary home

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 129

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,630.00

Price: Starting Bid £155,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate total area⁽¹⁾
688 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Alencon Link, Basingstoke, Hampshire, RG21 7AQ

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

