



Western Gate

Alencon Link Basingstoke RG21 7PP

Description

This is a very stylish apartment built in 2016 to a high standard by Bewley Homes. It is also very large with two double sized bedrooms and a spacious kitchen/living room that has well defined sitting and dining areas together with a smart contemporary kitchen with integrated and free standing appliances.

The main bedroom has a decent size en-suite with a large shower cubicle and the main bathroom has a bath with a shower attachment over.

Externally there is an allocated parking space.

The location is ideal with the train station (just 45 minutes into London Waterloo) and Festival Place just a short stroll along the street.



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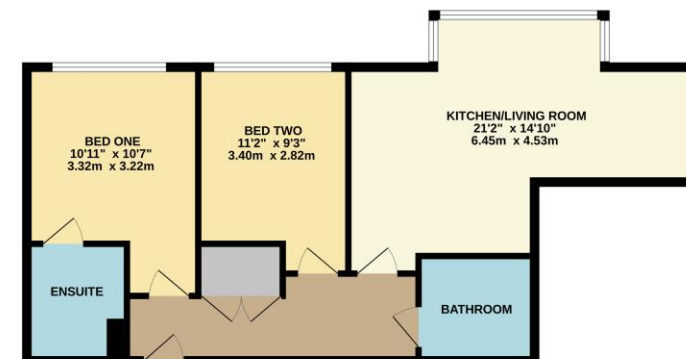
Accommodation

Hallway
Kitchen/living room
Two double bedrooms
En-suite shower room
Bathroom
Allocated parking space
Lease details: Ground rent £300 and service charge £1876.43 per annum, approximately 115 years remaining.
Details provided by owner and will need to be verified.

All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOURTH FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metreplus 10/20/25



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