



**sansome
& george**

107 Skyline Plaza Alencon Link, Basingstoke

Auction Guide Price £155,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000. 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.

Sansome & George – 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.

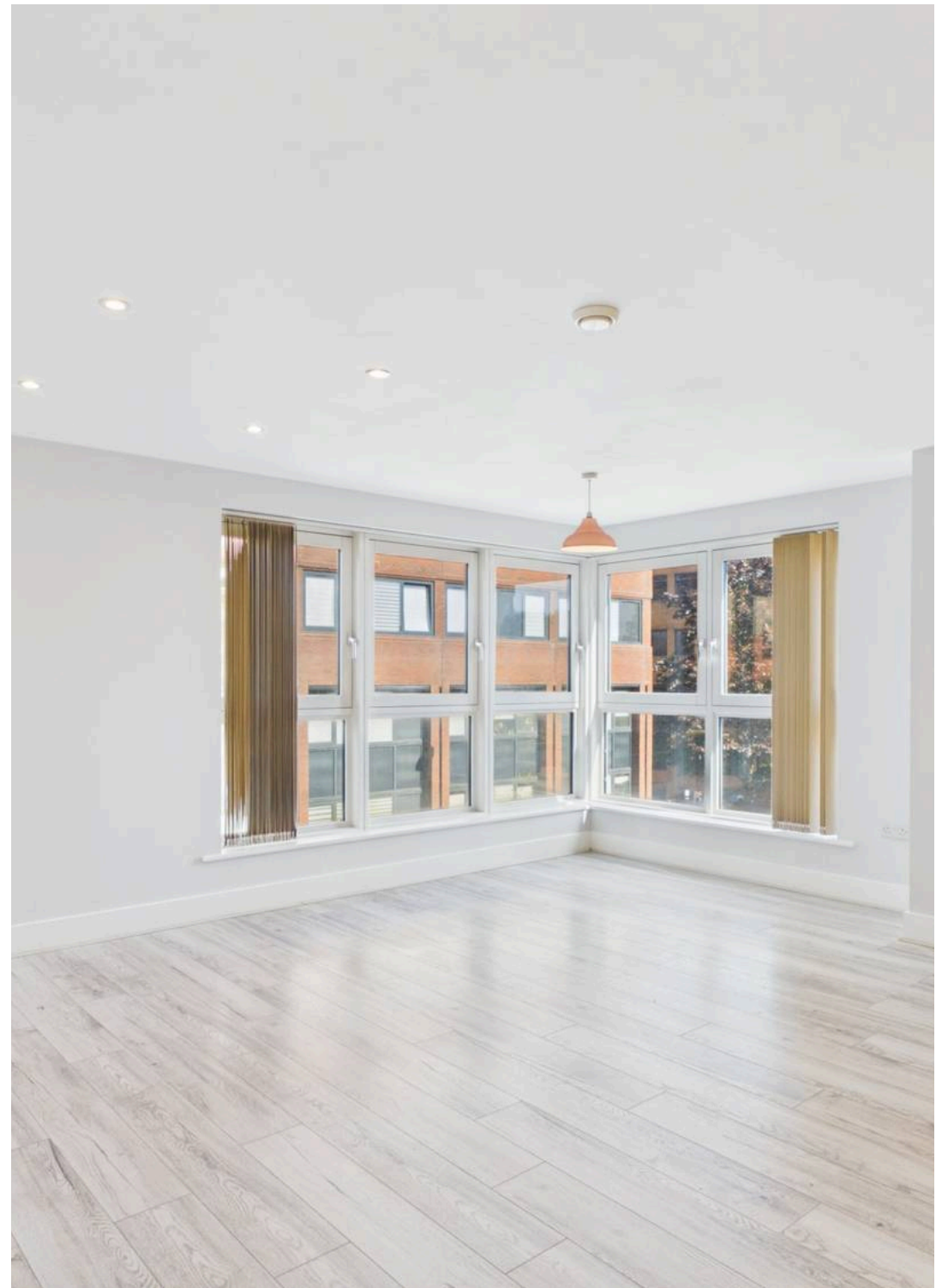
Additional benefits include stylish laminate and wood effect flooring throughout, recessed and modern lighting fixtures, and a secure entry system with a contemporary intercom for peace of mind. The entrance hallway and internal corridors continue the theme of modern elegance, featuring clean white walls 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 environment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Basingstoke

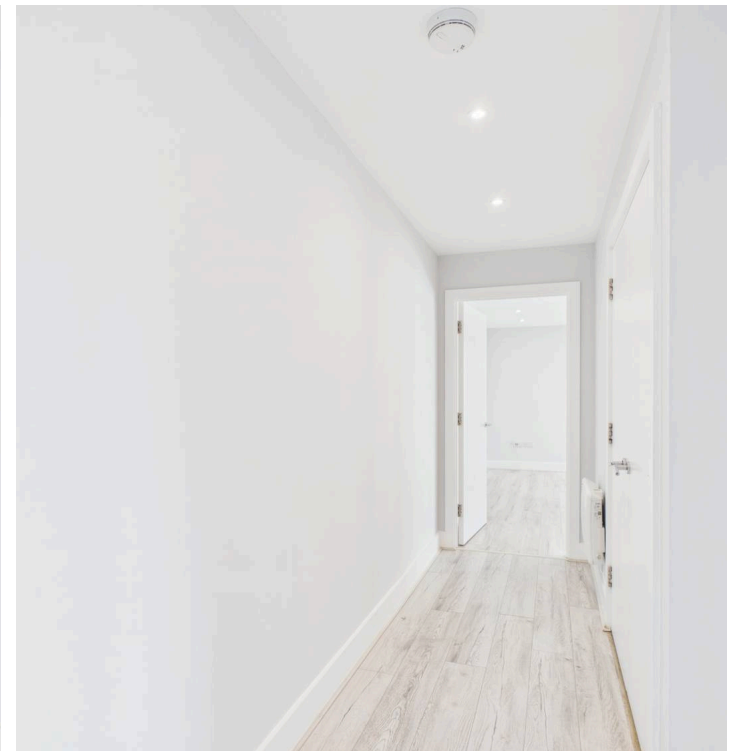
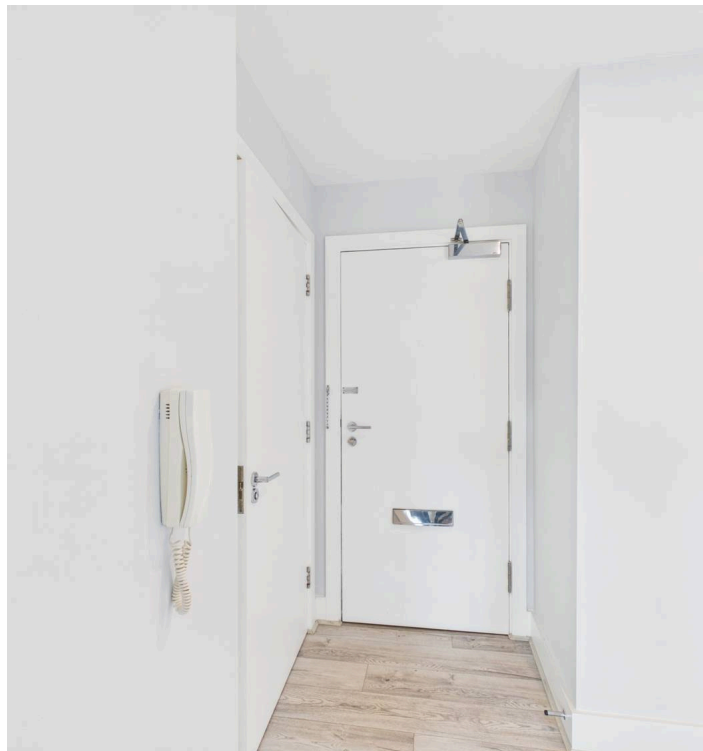
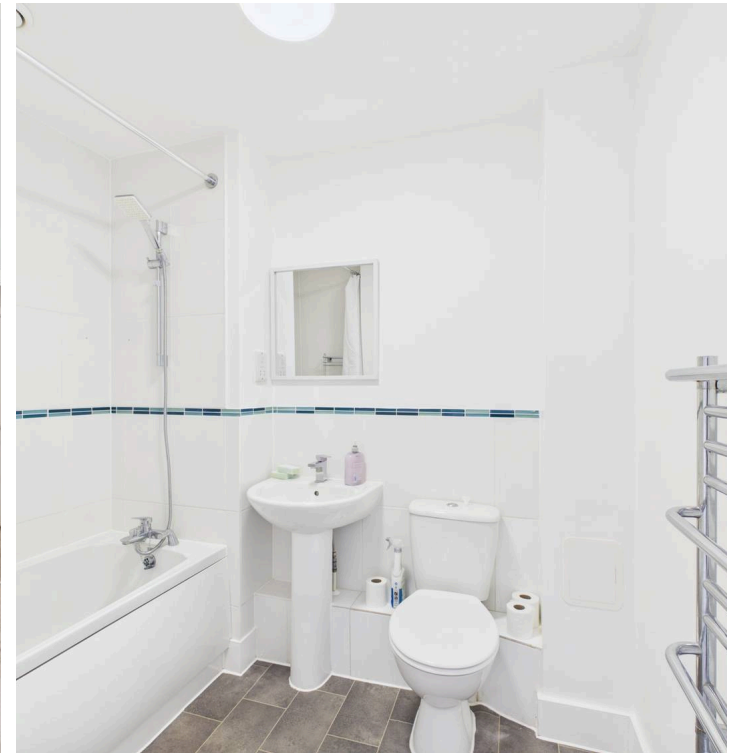
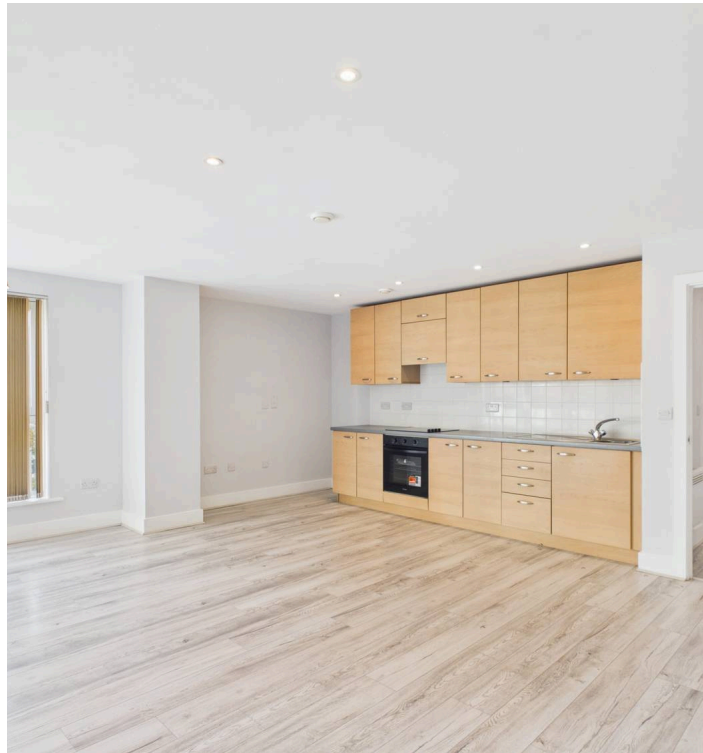
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- 2 Bedroom apartment
- Open plan kitchen living area
- Secure entry system
- Modern kitchen units
- Integrated appliances
- Modern bathroom
- Allocated Parking space at ground floor level, visible from the flat.

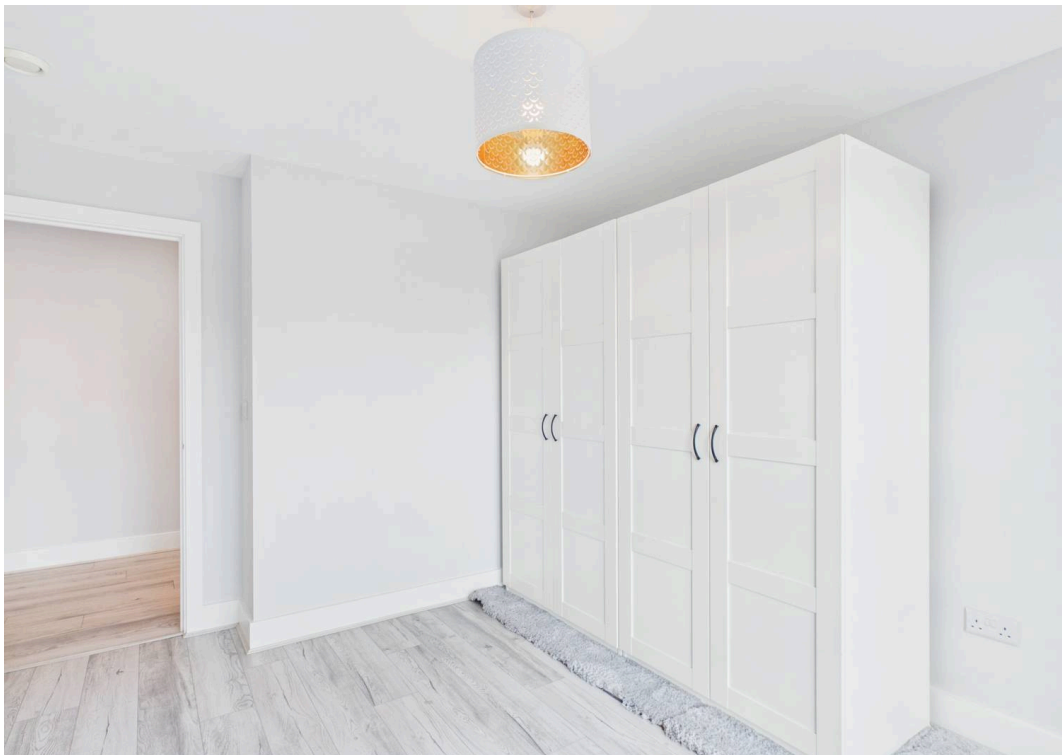
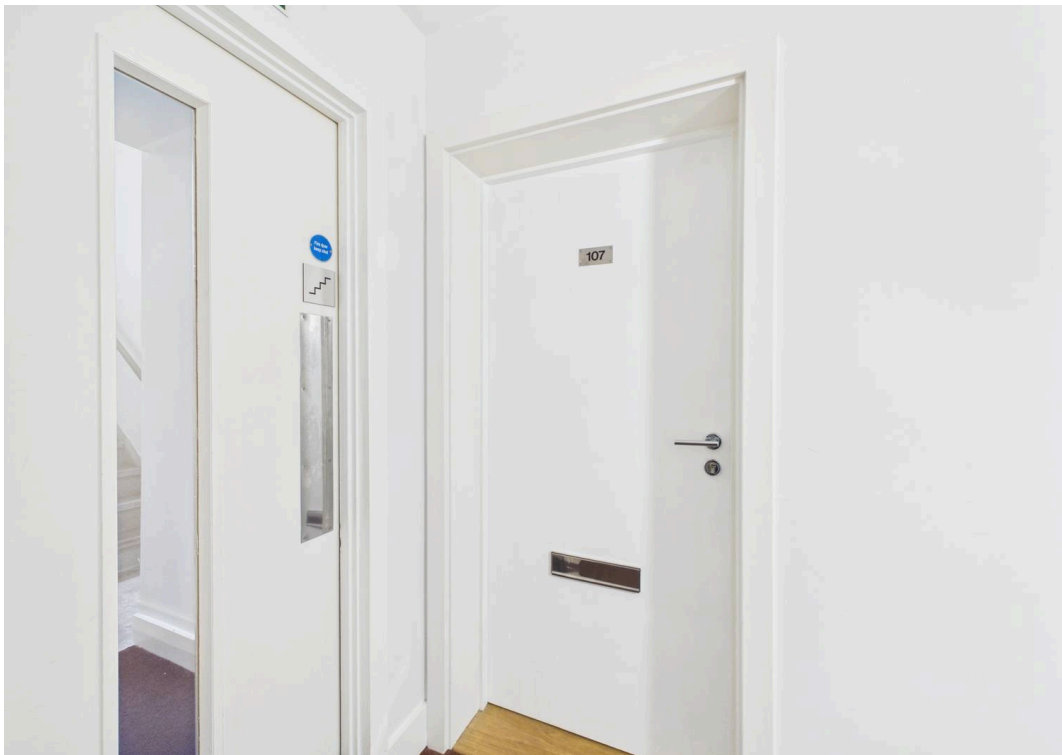
Leasehold

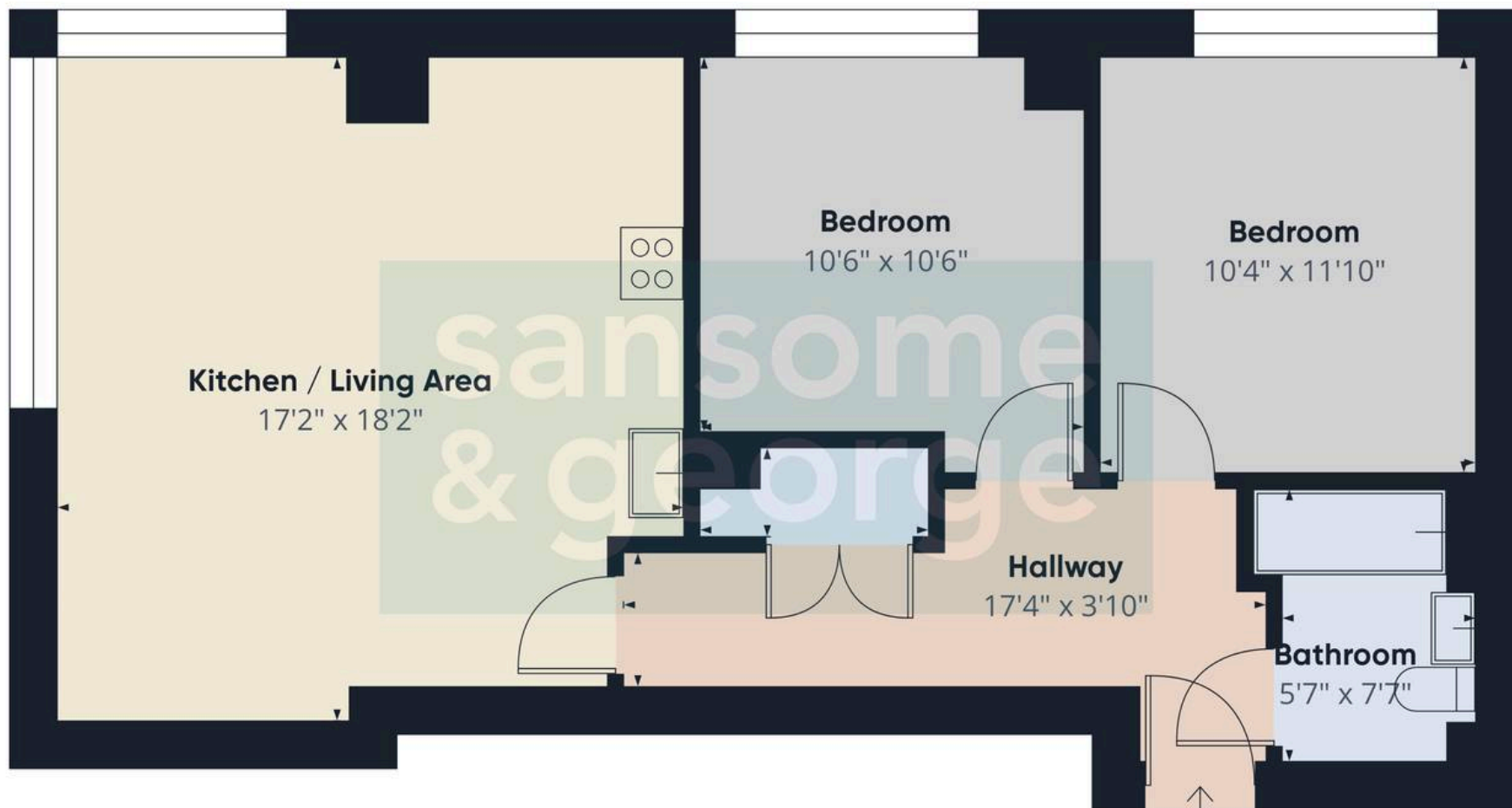
Lease Length: 129 years

Ground Rent: £250 per annum

Service Charge: £2,630 per annum







Approximate total area⁽¹⁾
688 ft²

(1) Excluding balconies and terraces

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

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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments** In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Sansome & George Basingstoke Office

41-43 Winchester Street, Basingstoke – RG21 7EF

01256
807 111

• basingstoke@sansomeandgeorge.co.uk • www.sansomeandgeorge.co.uk/

