



Westdeane Court, Basingstoke, RG21 8SX

£140,000 - Leasehold





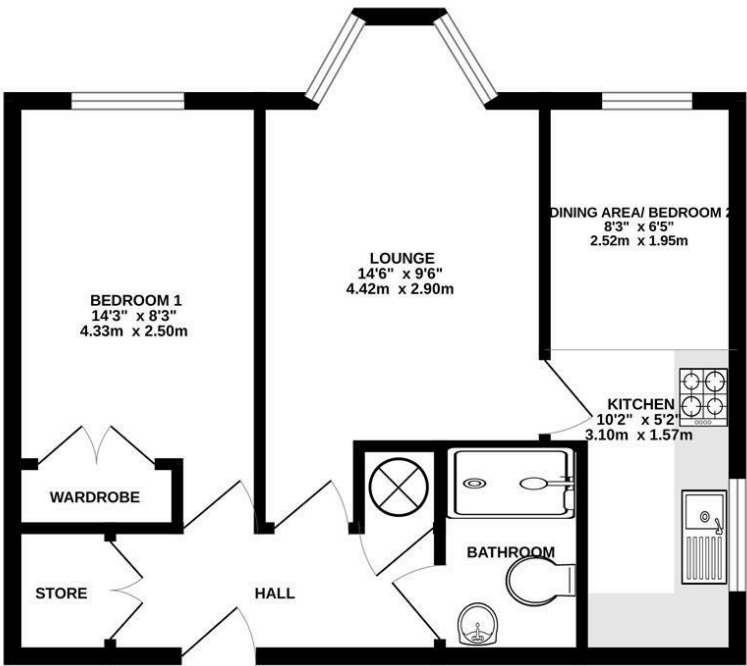
Barons Estate Agents are delighted to present this ground floor, 1 bedroom over 55s retirement apartment situated in the ever popular Westdeane Court. The accommodation comprises of an entrance hallway leading into a living room with a bay window, kitchen/dining room, bedroom and modern shower room. Westdeane Court offers a variety of communal benefits including a lift, recently re-decorated lounge, laundry room, communal gardens and ample parking for property owners and visitors. Offered to the market with NO ONWARD CHAIN, a viewing of this property is strongly advised by the vendor’s sole agents.

Key Points and Features

- Entrance Hall
  - Kitchen / Dining Room
  - Communal Lounge and Kitchen
- Bedroom
  - Shower Room
  - Laundry Room
- Lounge
  - Communal Entrance Hall
  - Communal Gardens



GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq.ft. (42.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Location**  
Situating in Westdeane Court this property is within easy reach of all of Basingstoke's town centre facilities, including Festival Place, mainline train station, the high street and a wealth of pubs and restaurants. There are also leisure facilities close by including a swimming pool, bowls club and pitch and putt golf. For the cultural side of life, there are two museums and theatres.

**Tenure**  
Leasehold  
Approx. years remaining - Lease renews each time the property is sold.  
Ground Rent & Service Charge £267.55 p/m.

**Local Authority**  
Basingstoke & Deane Borough Council

**Council Tax**  
Band C  
**Viewing Arrangements**  
Strictly by appointment through Barons Estate Agents.

**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.

**Agents Note.**  
Please note that there are in going costs to the buyer.  
Stonewater new lease £900.  
engrossment of lease £120.