



Clarkes

Service you deserve. People you trust.

Asking Price
£220,000
Leasehold

12 Idsworth Court, Basingstoke, RG24 9RR



Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

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



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

01243 861344



What the agent says... “,, Material Information:

Located on the Limes Park Estate is this delightful 2nd floor (top floor) apartment in a purpose-built building with a long balcony that overlooks the carpark and a leafy green.

The accommodation underwent a full redecoration in November 2025 and comprises hallway with storage cupboard, lounge that has an open plan kitchen and a fully glazed double door leading to the balcony, main bedroom, a smaller 2nd double bedroom, and a white suite bathroom with a shower with glazed screen over the bath.

The apartment is double glazed and gas centrally heated. There is x1 allocated parking space in an enclosed car park and a common green is located to the front of the development.

The development has a somewhat exclusive feel to it with landscaped gardens throughout and is naturally suited to professional couples and landlords. The building is popular with those working at the local hospital and its nature disallows pets. Please note that the building does NOT have a lift.

Viewings are highly recommended.

Council Tax: Basingstoke and Deane Band C
Property Type: 2nd Floor apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Allocated
Restrictions: None

On 03/07/2026 information from the Ofcom Website shows:

Table 1: Broadband and Mobile Services				
Broadband		Availability	Max Down	Max Up
Standard		✓	4 mbps	0.6 mbps
Superfast		✓	80 mbps	20 mbps
Ultrafast		X		
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Limited	Limited
Three	Limited	Limited	Limited	Limited
O2	Limited	Limited	Limited	Limited
Vodafone	Limited	Limited	Limited	Limited

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- **2nd Floor apartment**
- **2 Bedrooms**
- **Allocated parking**
- **Open plan lounge/kitchen**
- **Balcony overlooking green**

Tenancy Notes

The apartment is subject to a residential tenancy with the initial 12 term will expiring on 1st December 2026. The passing rent is £1200 PCM. The tenancy is fully managed by Southernbrook Lettings (01243 815996) and includes a Rent-On-Time guarantee.

Where the property is purchased by a person who intends to occupy, vacant possession will be provided. The required 4 months' Notice to Quit will be issued once solicitors acknowledge instructions to progress a conveyance.

Lease information

The property has approx. 980 years remaining on the lease. The freehold is owned by the Limes Park Residents Management Company, of which each leaseholder is a member. Ground rents do exist in the lease; however, Ground Rent is not invoiced.

Annual Service Charges for the current year are £1841 and include the buildings insurance. The site is Managed by Southernbrook Estates Management.



Accommodation

Hall - 4.19m x 1.9m (13'8" x 6'2") (max dimensions - see floorplan)

Lounge and Kitchen - 4.66m x 4.11m (15'3" x 13'5")

Main bedroom - 3.39m x 2.77m (11'1" x 9'1")

Bedroom 2 - 2.96m x 2.77m (9'8" x 9'1")

Bathroom - 2.14m x 1.97m (7'0" x 6'5")

