



Westdeane Court, Woking Road, Basingstoke, RG21 8SX  
Guide Price £60,000



## Westdeane Court, Worting Road, Basingstoke, RG21 8SX

NO ONWARD CHAIN - CHEQUERS are pleased to offer this ground floor apartment set in the popular Westdene Court development, close to local amenities and the town centre. Whilst the property requires modernisation, it is priced accordingly and offers well balanced accommodation including living room, kitchen, double bedroom and shower room. There is also a communal lounge, kitchen and laundry room with communal gardens surrounding the development. (draft particulars -awaiting vendors approval)

### ENTRANCE HALL:

Night storage heater, storage cupboard.

### LIVING ROOM:

18'4" max x 9'7" (5.59m max x 2.92m)

Double glazed bay window, night storage heater, entry phone and alarm unit, storage cupboard, door to -

### KITCHEN:

7'7" x 6'5" (2.31m x 1.96m)

Range of eye and base level units, roll edged work surfaces, fitted hob with extractor over, single drainer stainless steel sink unit, storage cupboard, cupboard housing hot water tank.

### BEDROOM:

12'1" x 8'6" (3.68m x 2.59m)

Night storage heater, wardrobe.

### SHOWER ROOM:

7' x 5'4" (2.13m x 1.63m)

Suite comprising walk-in shower cubicle, low level w.c., pedestal wash hand basin, wall mounted electric heater.

### FACILITIES:

The development has a generously sized communal lounge with kitchen off and a laundry room.

### OUTSIDE:

Well maintained communal gardens to the rear.

### LEASE DETAILS:

94 years remaining on the lease although upon purchase, this reverts to 99 years. Service charge - £259.81 per month. Prospective purchasers should clarify these details with their solicitor.

### MONEY LAUNDERING REGULATIONS:

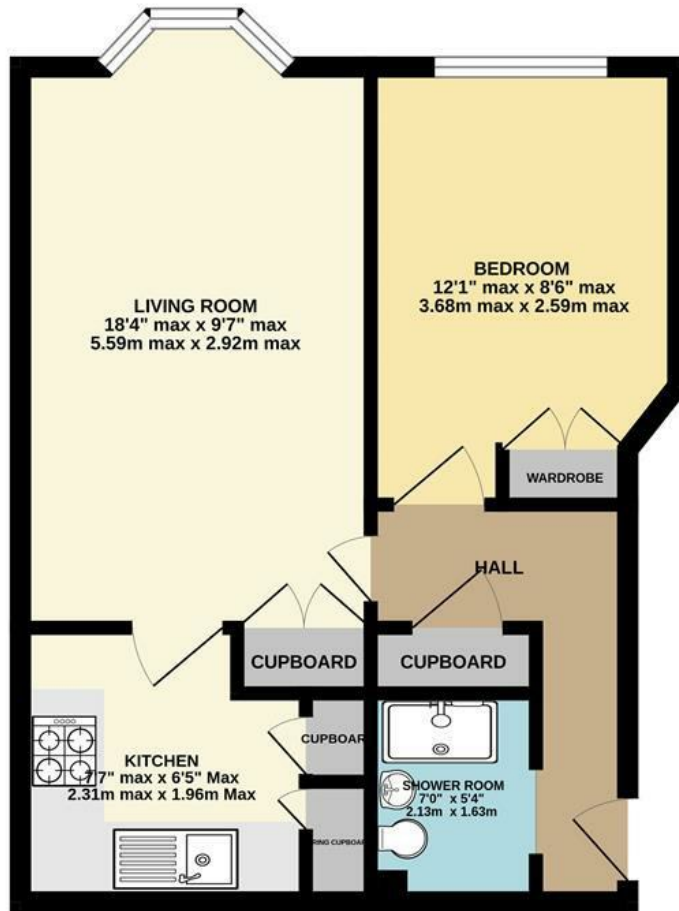
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

Chequers 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.



GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1 BEDROOM APARTMENT

TOTAL FLOOR AREA: 405 sq.ft. (37.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, room dimensions and room layouts are approximate and should be taken as a guide only. The prospective purchaser should verify all measurements and should be responsible for any omissions or mis-statements given.



Energy Efficiency Rating	
Current	Potential
74	80

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

