



Westdeane Court, Basingstoke, RG21 8SX

£83,000 - Leasehold



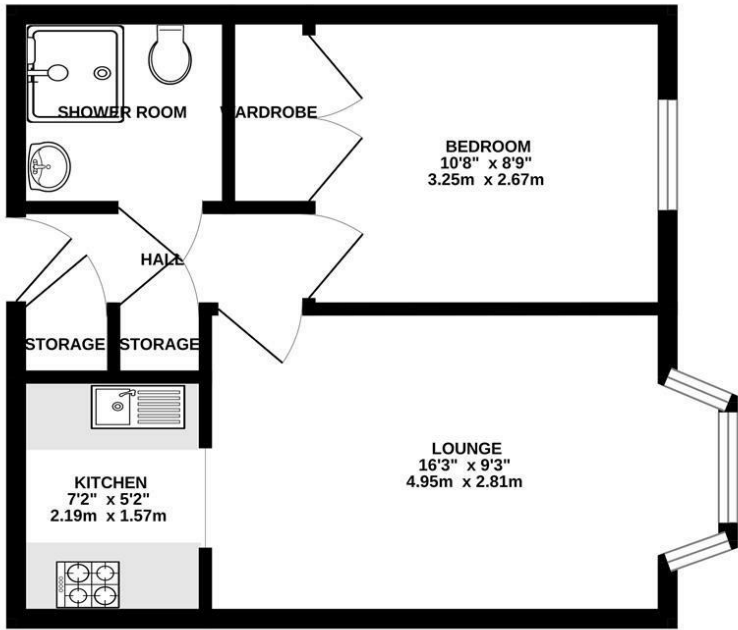
Barons Estate Agents are delighted to present this ground floor, 1 bedroom over 55s retirement apartment situated in the ever popular Westdeane Court. The accommodation comprises of an entrance hallway leading into a living room with a bay window, kitchen, bedroom and modern shower room. Westdeane Court 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
 - Communal Lounge and Kitchen
- Bedroom
 - Shower Room
 - Laundry Room
- Lounge
 - Communal Entrance Hall
 - Communal Gardens



GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 357 sq.ft. (33.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrixix (2025)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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

Situated 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. 97 years remaining - Lease renews each time the property is sold.
Ground Rent & Service Charge £286.54 p/m. includes water, communal areas cleaning and garden maintenance.

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band B

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 fees £900.
engrossment of lease fees £120.