



Westdeane Court, Basingstoke, RG21 8SX

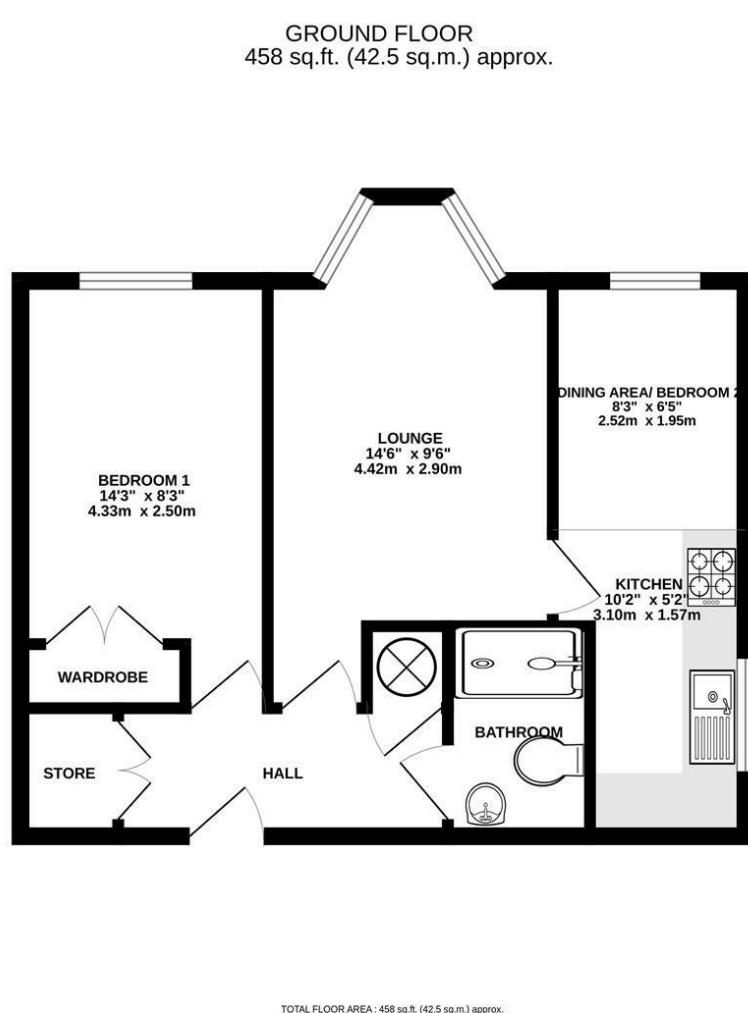
£125,000 - Leasehold



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



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

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. 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.