



Westdeane Court, Worting Road, Basingstoke, RG21 8SX  
**£44,950**





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

NO ONWARD CHAIN - The property is a second floor retirement apartment for the over 55's, located in a popular town centre area. The accommodation includes 18' open plan living/bedroom area with bay window, fitted kitchen and a shower room. There is a large communal lounge and kitchen, laundry room, library, lift to all floors and well tended communal gardens. There is also resident and guest parking and a manager on site, Monday to Friday 9 - 5pm. (draft particulars - awaiting vendors approval)

### COMMUNAL ENTRANCE HALL:

Security entry phone system, stairs and lift to second floor.

### ENTRANCE HALL:

Airing cupboard, built-in coat and shoe rack, wall mounted heater, access to loft space.

### SHOWER ROOM:

6'9" x 5'4" (2.06m x 1.63m)

Walk-in shower cubicle with glass screen and electric shower, low level w.c., pedestal wash hand basin, shaver/light over, electric heated towel rail, wall mounted heater, extractor fan.

### LIVING/BEDROOM AREA:

18'4" max x 12'2" plus bay (5.59m max x 3.71m plus bay)

Double glazed bay window, two storage heaters, t.v aerial point, fitted storage and shelving, inset spotlights, single bed area with fitted wardrobe and over head storage, sliding door to -

### KITCHEN:

9' x 7' (2.74m x 2.13m)

Double glazed window, range of eye and base

level units, fitted oven and hob with extractor over, appliance space, plumbing for washing machine and dishwasher, wooden flooring, extractor fan, wall mounted heater.

### COMMUNAL FACILITIES:

Residents lounge and kitchen, laundry room, library and guest bedroom. Communal parking and visitors parking. Well maintained gardens.

### LEASE DETAILS:

We have been advised there will be a 99 year lease on completion of purchase.

Ground rent and service charge - 1/02/24 - 31/01/2025 - £2473.99 (£206.17 per month).

Prospective purchasers should clarify these details with their solicitor.

### MONEY LAUNDERING REGULATIONS:

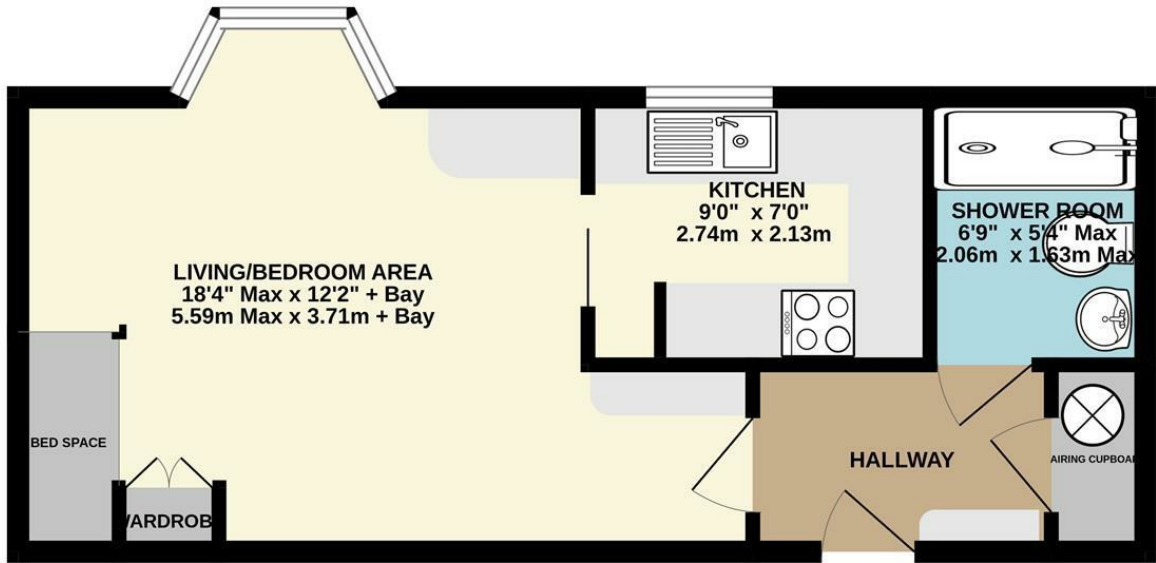
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



SECOND FLOOR



2ND FLOOR RETIREMENT STUDIO FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
92-100	A
81-91	B
69-80	C
55-68	D
43-54	E
31-42	F
21-30	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100	A
81-91	B
69-80	C
55-68	D
43-54	E
31-42	F
21-30	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



