

Westdeane Court, Worting Road, Basingstoke, RG21 8SX

Guide Price £50,000

CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer this ground floor apartment set in the popular Westdene Court development for over 55's, 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.

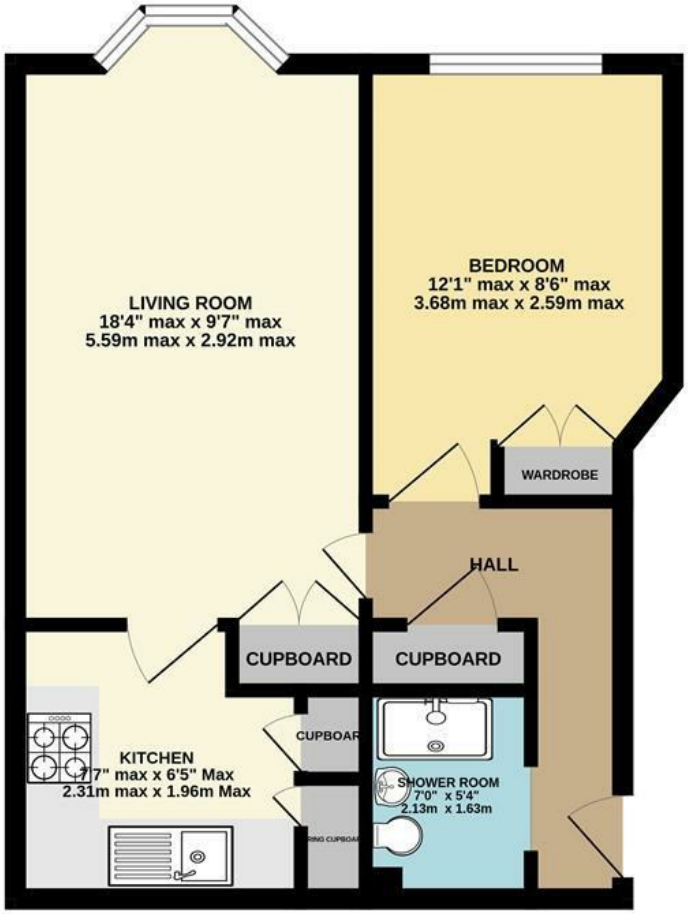
REFERRALS:
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.







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







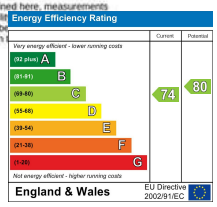


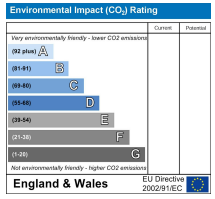
1 BEDROOM APARTMENT

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, 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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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the propertyIn accordance with the Property Misdescriptions Act 1991, Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.