



Westdeane Court, Worthing Road, Basingstoke, RG21 8SX
Guide Price £50,000



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NO ONWARD CHAIN - Chequers are pleased to offer this purpose built first floor studio apartment, located within a popular retirement development with communal receptions, gardens, guest suite and parking. Easy access to local amenities and the town centre, a prompt viewing is recommended.

COMMUNAL ENTRANCE:

Access to first floor, front door to -

ENTRANCE HALL:

Doors to bathroom and living room.

LIVING ROOM:

13' x 11'6" (3.96m x 3.51m)

Night storage heater, airing cupboard, t.v aerial point, entry phone, assistance phone, door to kitchen, open to -

BEDROOM AREA:

11'9" x 6'7" (3.58m x 2.01m)

Fitted wardrobe, dressing table with drawers below.

KITCHEN:

6'9" x 6'4" (2.06m x 1.93m)

Range of eye and base level units, work surfaces, single drainer sink unit with mixer tap, electric cooker point, appliance space, wall mounted Dimplex heater, part tiled walls, ceramic tiled flooring.

BATHROOM:

White suite comprising panel enclosed bath, low level w.c., pedestal wash hand basin, tiled surrounds, extractor fan, ceramic tiled flooring, wall mounted heater, emergency pull cord.

COMMUNAL AREAS:

There is a communal lounge, kitchen and laundry for the residents use. There is also a

guest suite. Well tended communal gardens surround the property.

LEASE DETAILS:

We have been advised there will be a 99 year lease on completion of purchase. Ground rent and service charge - from 01/07/2026 £2588.00 (£215.69 per month). Prospective purchasers should clarify these details with their solicitor.

COUNCIL TAX:

Band A

MONEY LAUNDERING REGULATIONS:

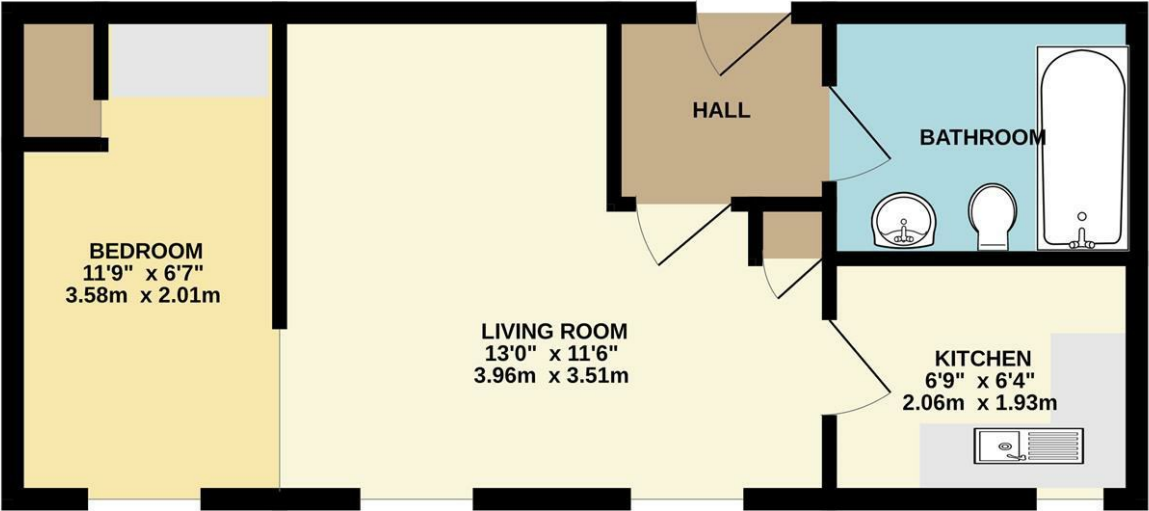
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
43-54 E	
31-42 F	
13-30 G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
43-54 E	
31-42 F	
13-30 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

