



**£ 125000**

**1 Bed Retirement Property, Westdeane Court, Basingstoke**

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.

## 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.

## Council Tax

Band C

## 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.

## 🏠 KEY POINTS & FEATURES

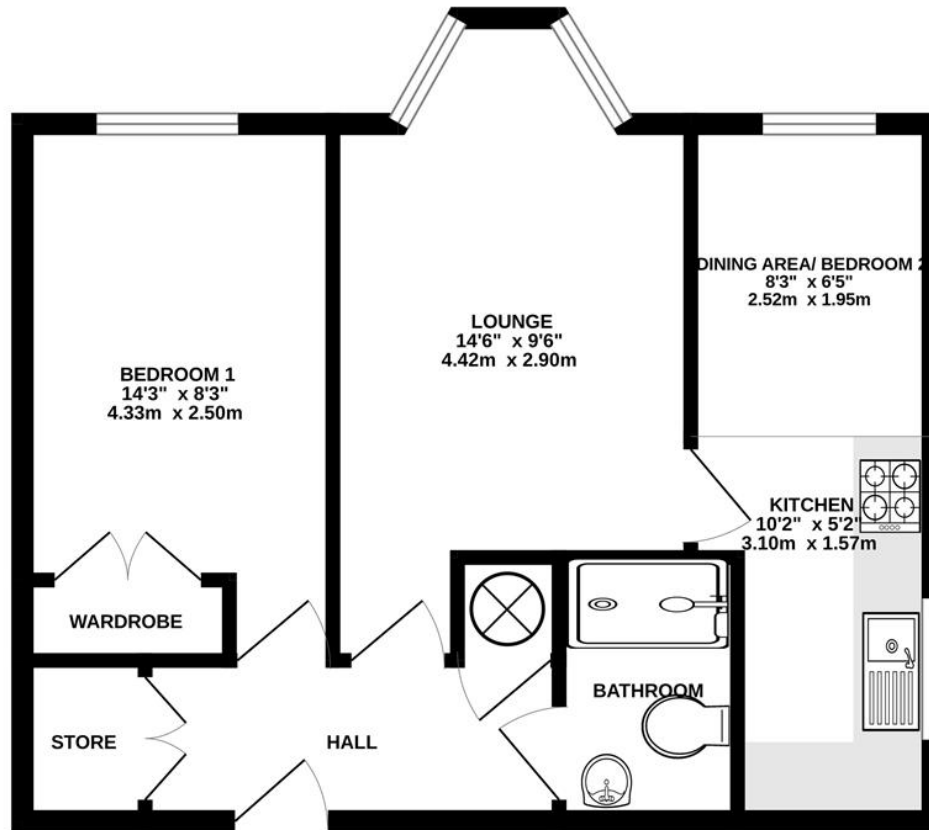
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|-------------------------------|----------------|--------------------------|
| 🏠 Entrance Hall               | 🏠 Bedroom      | 🏠 Lounge                 |
| 🏠 Kitchen / Dining Room       | 🏠 Shower Room  | 🏠 Communal Entrance Hall |
| 🏠 Communal Lounge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





GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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