



**Westdeane Court
Basingstoke
Hampshire
RG21 8SX**

Offers in Excess of £83,000

bettermove

Westdeane Court

Basingstoke

Bettermove are pleased to welcome to the market this charming one bedroom ground floor over 55s retirement flat in Basingstoke, available with no forward chain.

The property is leasehold with 93 years remaining remaining on the lease; the combined ground rent and service charge is approximately £204 per calendar month. The property must be occupied by the owner and may not be rented out. The council tax band is B.

The interior of this beautifully-presented property comprises a spacious living room, fitted kitchen, bedroom and wet room shower room. The complex has a communal lounge and kitchen with regular social events for residents. There is off road parking and lawned gardens, perfect for enjoying the summer months.

Situated in the popular town of Basingstoke, the property is close to a number of local amenities including supermarkets, shops, restaurants and cafes. Transport links can be found from the M3, A339 and Basingstoke rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

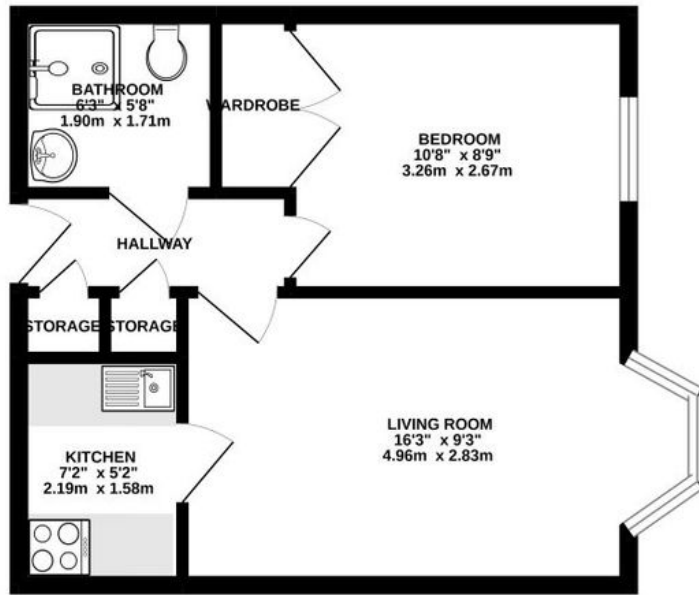
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



FLAT 7, WESTDEAN COURT
TOTAL FLOOR AREA: 357 sq ft. (33.1 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and the responsibility of them lies with any prospective purchaser. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown herein are not intended and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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