



Westlands House

Basingstoke, Hampshire, RG21 3DJ

Description

This very smart second floor furnished apartment is situated in a small 'up market' development on the edge of Basingstoke's town centre, within walking distance of the railway station.

The twin aspect living room has French doors leading out to a balcony and the kitchen has a range of integrated appliances. The double bedroom has a built-in wardrobe and the bathroom has a panelled bath as well as a shower cubicle.

Westlands House has a lift and this also gives access to the secure underground car park where there is one allocated space and a storage cupboard.



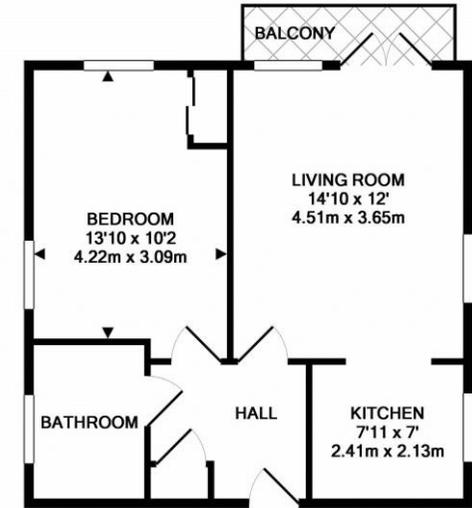
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Accommodation

Entrance hall
 Living room
 Kitchen
 Double bedroom
 Bathroom
 Balcony
 Underground parking space
 Lease details: 150 years from 1st October 2003
 Service charge £2,047.02 p.a and ground rent £100 p.a (to be verified by Solicitors)

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| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 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 |  |



TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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