



TOTAL FLOOR AREA: 827 sq.ft. (76.9 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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**FOR SALE**

**Idsworth Court, Basingstoke, RG24 9RR**

**2 Bedrooms, 2 Bathrooms, Ground Floor Apartment**

**Asking Price Of £240,000**







## Limes Park

Asking Price Of £240,000

- Two Spacious Double Bedrooms
- Ground Floor Apartment
- Modern Open-Plan Kitchen/Living Area
- Allocated Parking Directly Outside
- Well-Maintained Communal Areas
- Sought-After Limes Park Location
- No Onward Chain
- Long Lease

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A generously sized two double bedroom ground floor apartment, positioned at the front of this purpose-built block within the popular Limes Park development in the parish of Rooksdown.

Accessed via a secure entry system, the apartment offers spacious open-plan living with a modern fitted kitchen and defined lounge/dining area. The main bedroom benefits from an en-suite shower room, alongside a stylish main bathroom and generous hallway storage.

Externally, the property enjoys well-kept communal grounds, an allocated parking space directly outside the building, and access to visitor bays. Offered with no onward chain.

Front of Property The property benefits from an allocated residents' parking space, conveniently located next to the main entrance. A secure entry system leads into the well-maintained communal hallway, with the apartment's front door just beyond.

ENTRANCE HALL A spacious and welcoming hallway sets the tone for the property, with doors leading to both bedrooms, the living room, and the bathroom. There's a large built-in storage cupboard, plus a separate airing cupboard housing the hot water tank with useful shelving. The space is finished with a wall-mounted radiator, overhead lighting, and carpeted flooring.

KITCHEN/LIVING ROOM 26' 0" x 13' 3" (7.92m x 4.04m) Living Room A bright and generously sized open-plan living space, offering flexibility for both lounge and dining furniture. Large double doors open directly onto the front, bringing in natural light and giving a sense of space. The room is well presented with



neutral décor, wall-mounted radiators, ceiling lighting, and soft carpet underfoot.

Kitchen Area Open to the living area, the kitchen features a smart range of cream gloss units with contrasting work surfaces and splashbacks. There is an integrated stainless steel oven, four-ring gas hob, matching extractor, and inset sink with mixer tap and drainer. Space and plumbing are provided for both a dishwasher and washing machine, along with room for a freestanding fridge freezer. Finished with spot lighting and practical wood-effect flooring.

BEDROOM 1 16' 10" x 11' 00" (5.13m x 3.35m) A generous double bedroom with plenty of space for a king-size bed and additional furniture. The room benefits from a front-facing window, a built-in wardrobe, wall-mounted radiator, ceiling light, and fitted carpet.

ENSUITE Fitted with a generous double shower cubicle and wall-mounted shower, the en-suite also features a concealed cistern WC and a wall-mounted wash basin with mixer tap and vanity mirror above. Finished with part-tiled walls, a heated towel rail, extractor fan, ceiling lighting, and tile-effect vinyl flooring.

BEDROOM 2 13' 11" x 8' 7" (4.24m x 2.62m) A spacious double bedroom offering ample room for freestanding furniture. The front aspect window allows natural light to flow in, while the room is finished with a wall-mounted radiator, ceiling lighting, and carpeted flooring.



BATHROOM Fitted with a modern white suite, the bathroom includes a panel-enclosed bath with mixer tap and shower attachment, a concealed cistern WC, and a wall-mounted wash basin with mixer tap. There's a large vanity shelf, part-tiled walls, a heated towel rail, extractor fan, inset ceiling spotlights, and tile-effect vinyl flooring.

PARKING An allocated parking space is positioned directly in front of the building, adjacent to the main communal entrance. It is clearly visible from the apartment's living room, offering both convenience and added peace of mind.

AREA Set within the sought-after Limes Park development, Idsworth Court enjoys a quiet and attractive position overlooking a communal green with mature trees, shrubs, and well-tended flower beds. The building offers secure entry points at both the front and rear, with clean and well-maintained communal areas throughout.

KEY FACTS FOR BUYERS Tenure: Leasehold Lease Term: 999 years from 3 September 2007 Ground Rent: £0 Current Service Charge: £1879.43 per annum (subject to annual review) April 2025 to March 2026 EPC Rating: B (Score 85) Council Tax Band: C Local Authority: Basingstoke and Deane Borough Council Conservation Area Idsworth Court, lies within the Park Prewett Conservation Area, designated in 1998 by Basingstoke & Deane Borough Council. As such, any external alterations or works to trees require prior notice or consent. Full details are set out in the Council's Conservation Area Appraisal.

