



Clarkes

Service you deserve. People you trust.

Asking Price
£199,950
Leasehold

12 Idsworth Court, Basingstoke, RG24 9RR



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

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



Follow us on  

IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

01243 861344



What the agent says... “,, Material Information:

The apartment is situated on the second floor (top floor) of a purpose-built building within the attractive and landscaped Limes Park development.

The accommodation comprises an entrance hallway with useful full-height storage cupboard, leading to a bright open-plan lounge and kitchen. The lounge has fully glazed double doors opening onto the south-facing private balcony, which enjoys a pleasant outlook over the communal green.

There are two bedrooms, comprising a good-sized main bedroom and a second double bedroom, together with a bathroom with white suite, shower over the bath and glazed shower screen.

The property benefits from one allocated parking space within the enclosed car park, with additional visitor parking available.

Limes Park has landscaped communal gardens and green spaces and is particularly popular with professionals and those working at Basingstoke Hospital. The convenient location also provides good access to the town centre, local amenities and major road networks.

The property is offered with vacant possession from 1 November 2026, giving a purchaser the flexibility to move in or, if buying as an investment, arrange a new tenancy.

Please note that the building does not have a lift and pets are not permitted.

Viewings are highly recommended.

Council Tax: Basingstoke and Deane Band C
Property Type: 2nd Floor apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Allocated
Restrictions: None

On 03/07/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	4 mbps	0.6 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Limited	Limited
Three	Limited	Limited	Limited	Limited
O2	Limited	Limited	Limited	Limited
Vodafone	Limited	Limited	Limited	Limited

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 2nd Floor apartment
- 2 Bedrooms
- Allocated parking
- Open plan lounge/kitchen
- Balcony overlooking green

Tenancy Notes

The apartment is subject to a residential tenancy with the initial 12 term will expiring on 1st November 2026. The passing rent is £1200 PCM. The tenancy is fully managed by Southernbrook Lettings (01243 815996) and includes a Rent-On-Time guarantee.

Where the property is purchased by a person who intends to occupy, vacant possession will be provided. The required 4 months' Notice to Quit will be issued once solicitors acknowledge instructions to progress a conveyance.

Lease information

The property has approx. 980 years remaining on the lease. The freehold is owned by the Limes Park Residents Management Company, of which each leaseholder is a member. Ground rents do exist in the lease; however, Ground Rent is not invoiced.

Annual Service Charges for the current year are £1841 and include the buildings insurance. The site is Managed by Southernbrook Estates Management.



Accommodation

Hall - 4.19m x 1.9m (13'8" x 6'2") (max dimensions - see floorplan)
Lounge and Kitchen - 4.7m x 4.11m (15'3" x 13'5")
Main bedroom - 3.4m x 2.8m (11'1" x 9'1")
Bedroom 2 - 3.0m x 2.8m (9'8" x 9'1")
Bathroom - 2.5m x 1.8m (7'0" x 6'5")

