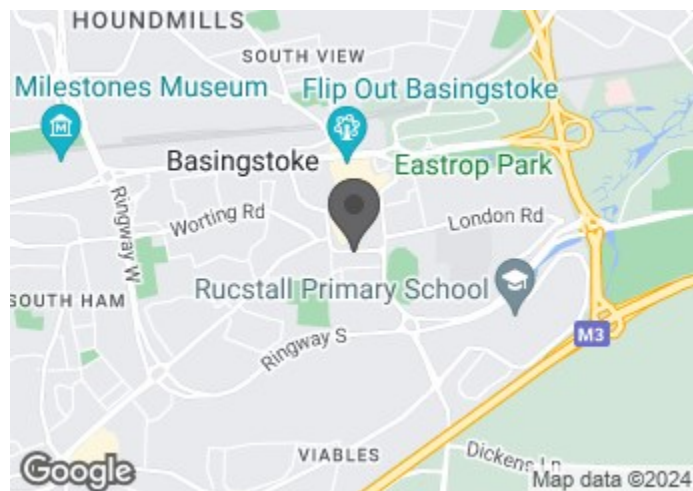


APPROX. GROSS INTERNAL FLOOR AREA 683 SQ FT / 63 SQM	Lady Susan Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/12/22
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

12 LADY SUSAN COURT NEW ROAD, BASINGSTOKE, RG21 7PF



A beautifully presented and spacious one bedroom first floor apartment benefitting from having a double aspect living room, a large double bedroom with walk-in wardrobe, a modern fitted kitchen and a wet room style shower room with window.

ASKING PRICE £175,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

NEW ROAD, BASINGSTOKE

1 BED | £175,000

SUMMARY

Lady Susan Court was built by McCarthy and Stone and is a purpose built Retirement Living Plus development. This apartment has a fully fitted kitchen, spacious double aspect living room, double bedroom and wet-room style shower room. Facilities include light and airy communal spaces making the most of natural light, you can relax in the homeowners' lounge which has doors leading to a large patio area surrounded by landscaped gardens, there is a table service restaurant serving freshly prepared lunch time meals. The communal areas extend to a laundry room, where you can wash, dry and iron your clothes and a mobility scooter store where you can also charge your vehicle.

The camera door entry system ensures complete peace of mind. You can rest easy in the knowledge that help is a moment away if you need it with a 24 hour emergency call system provided by a personal pendant with a call point in the shower room and entrance hall.

One hour of domestic support per week is included in the service charge at Lady Susan Court with additional care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

ENTRANCE HALL

Front door with spy hole leads to the; entrance

hall - The 24 hour Tunstall emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

A very well presented and spacious double aspect living/dining room. The three large windows provide an abundance of natural light. Feature fireplace. Two ceiling light points, raised power points. TV & telephone points. Door to storage cupboard. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted modern style kitchen with a good range of floor and wall units with contrasting worktops. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a waist height electric oven. There is also a fitted electric ceramic hob with extractor over and tiled splash backs. Electronically operated window for ease of use.

BEDROOM

A double bedroom of excellent proportions with walk-in wardrobe housing shelving and hanging rails. TV and phone point, raised power points, ceiling lights.

SHOWER ROOM

Tiled and fitted with level access walk-in shower with a thermostatically controlled shower and grab rails. Wet room anti slip

flooring. WC, vanity unit with wash basin and mirror above. Wall mounted light with shaver point. Window providing natural light and ventilation. Ceiling spotlights. Emergency pull cord.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

We are completely transparent with our service charges for running the development. They do not cover external costs such as your Council Tax, gas and electricity or TV, but do include the cost of your Estate Manager. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £8,265.24 per annum (for financial year ending 31/03/24)

LEASEHOLD

Ground Rent: £435 per annum

Ground rent review date: June 2028

Lease 125 Years from June 2013

CAR PARKING

Parking is by allocated space, The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

