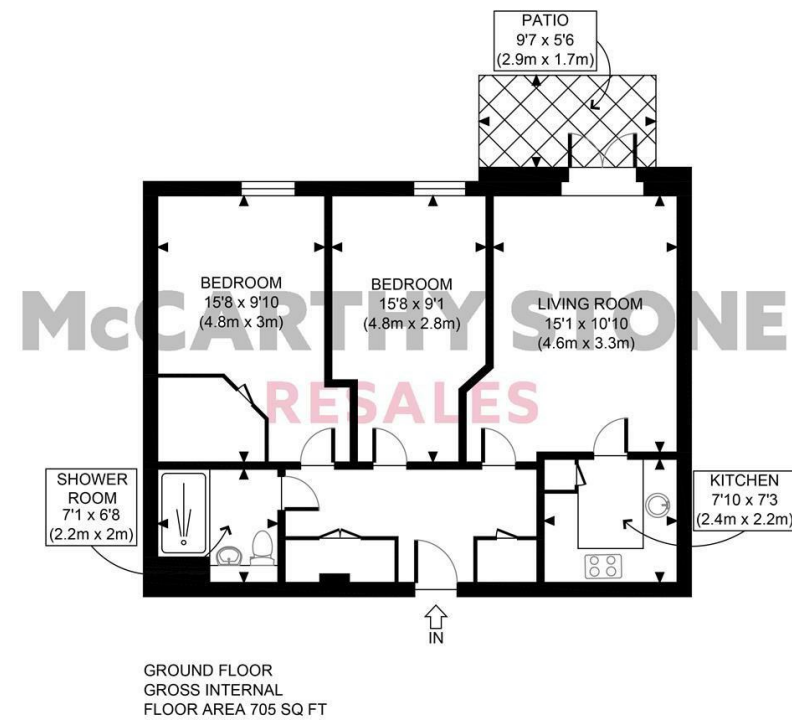


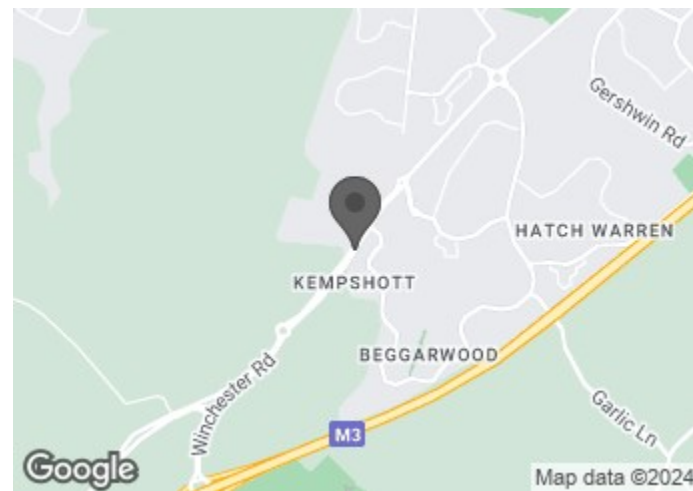
McCARTHY STONE RESALES

9 ISLAND VIEW SHORTWOOD COPSE LANE, BASINGSTOKE, RG23 7GU



APPROX. GROSS INTERNAL FLOOR AREA 705 SQ FT / 65 SQM	Island View
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 21/02/23 photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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A amazing bright and spacious GROUND FLOOR apartment with TWO DOUBLE BEDROOMS, large living room, modern fully fitted kitchen, shower room, walk-in utility room and a LARGE COVERED PATIO with a southerly aspect. This apartment benefits from having its own allocated car parking space.

ASKING PRICE £395,000 LEASEHOLD

For further details, please call **0345 556 4104**
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SHORTWOOD COPSE LANE, BASINGSTOKE

SUMMARY

Island View has been exclusively designed for the over 60's, this stunning development of 45 one and two bedroom retirement apartments is located on Shortwood Copse Lane in the residential suburb of Beggarwood in Basingstoke.

Offering everything you need to enjoy an active and independent retirement, benefitting from living in your own home, free from the worries of outside maintenance or gardening and with like-minded retirees as neighbours. There is also the added support that comes from having a dedicated House Manager during office hours to oversee the efficient running of this lovely development.

The stunning communal lounge opens out to a large south facing terrace a perfect space to relax or socialise. Visiting friends or family can book into the development's guest suite. Peace of mind comes from a 24 hour emergency call system, should assistance be required day or night.

Location: Island View is positioned in a sought-after suburban location on the edge of Basingstoke and has excellent transport links, yet is still surrounded by peaceful countryside. Numerous retail parks are dotted around Basingstoke and close to Island View, with a Lidl, Asda, Tesco and Morrisons all within a 10 minute drive away. The local Sainsbury's can be reached in 4 minutes by car or 15 minutes by foot, while a Co-operative Food and Boots pharmacy is just a 3 minute walk away.

ENTRANCE HALL

Large entrance hall with a convenient utility cupboard with a washer/dryer, shelving and storage space. There is also a second walk-in storage cupboard with shelving. Illuminated light switches, apartment security door

entry system and intercom. Emergency call system. Doors lead to; living room, both double bedrooms and the shower room.

LIVING ROOM AND PATIO

A bright and spacious living/dining room benefitting from a glazed patio door with windows to side opening to a large paved and covered patio with a southerly aspect. TV and BT points, Sky & Sky+ connection point. Ceiling lights, fitted carpets, raised electric power sockets. Part glazed door leading into a separate kitchen.

KITCHEN

A modern and thoughtfully designed fully fitted kitchen with an extensive range of base and wall units and drawers in a high gloss finish with contrasting work surfaces. Modern 'Blanco' anthracite composite sink unit with mono lever tap and drainer. Waist level electric oven with space for microwave oven above, ceramic hob with an opaque glass splash back, stainless steel cooker hood, integral dish washer and integral fridge freezer.

BEDROOM ONE

Beautiful and spacious double bedroom with a large walk-in wardrobe housing rails and shelving benefitting from double glazed windows overlooking the landscaped gardens with a southerly aspect. Ceiling lights, TV and phone point.

BEDROOM TWO

A second double bedroom of excellent proportions. Raised electrical sockets, TV point, ceiling lights and a window with a southerly aspect.

SHOWER ROOM

Part tiled walls, walk-in level access shower cubicle with thermostatically controlled shower, grab rails and glass

2 BED | £395,000

screen, close coupled WC, vanity unit with inset wash hand basin with chromed lever mixer tap, mirror with light and shaver point and heated towel rail.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal areas and 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about the service charges please contact your Property Consultant or House Manager to find out more.

Service charge: £4,126.44 per annum (for financial year ending 28/02/2024)

LEASEHOLD

Lease of 999 years from the 1st January 2021
Ground Rent: £495.00 per annum
Ground Rent Review date: January 2036

CAR PARKING

This apartment has its own allocated car parking space.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

