



APPROX. GROSS INTERNAL FLOOR AREA 675 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 16/08/23
	phoTOPlan

**COUNCIL TAX BAND: C**



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

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**36 LADY SUSAN COURT  
NEW ROAD, BASINGSTOKE, RG21 7PF**



A beautifully bright and spacious one bedroom retirement apartment. Retirement Living Plus development. Lady Susan Court boasts a table service restaurant serving freshly prepared meals daily. **ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.**

**ASKING PRICE £180,000 LEASEHOLD**

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

# NEW ROAD, BASINGSTOKE

1 BED | £180,000

## 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, living room, double bedroom and bathroom with shower and bath. Facilities include light and airy communal spaces making the most of natural light, you can relax in the homeowners' lounge. This room has doors leading to a patio surrounded by landscaped gardens and a table service restaurant serving freshly prepared lunch time meals daily. 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 mobility scooter.

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 bathroom.

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 bathroom.

## LIVING ROOM

A beautifully presented living/dining room of excellent proportions benefitting from a large double glazed window. Ceiling light point, raised power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fully fitted modern style kitchen with an excellent range of base and wall units fitted 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 with space above for a microwave oven. There is also a fitted electric ceramic hob with stainless steel extractor hood over and tiled splash backs. Electrically operated window.

## BEDROOM

A spacious double bedroom with door to a large walk-in wardrobe housing shelving and hanging rails. TV and phone point, raised power points and ceiling lights

## BATHROOM

Tiled and fitted bathroom with panel enclosed bath and separate level access walk-in shower. WC, vanity unit with sink and mirror above. There are grab rails and non slip wet room style flooring. Heated towel rail. 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

Service Charge: £8,265.24 per annum (for financial year ending 31/03/2024)

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.

## LEASEHOLD

Ground Rent: £435.00 per annum  
Ground Rent Review Date: June 2028  
Lease 125 Years from the 1st 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

