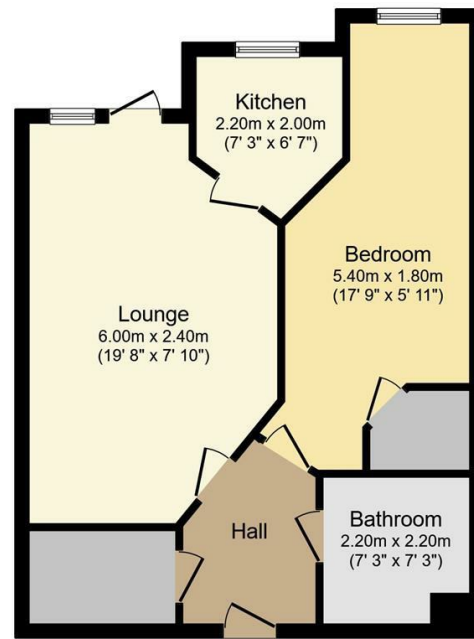


McCARTHY STONE RESALES

8 VICTORY COURT 1A BEACONSFIELD ROAD, WATERLOOVILLE, PO7 7FB



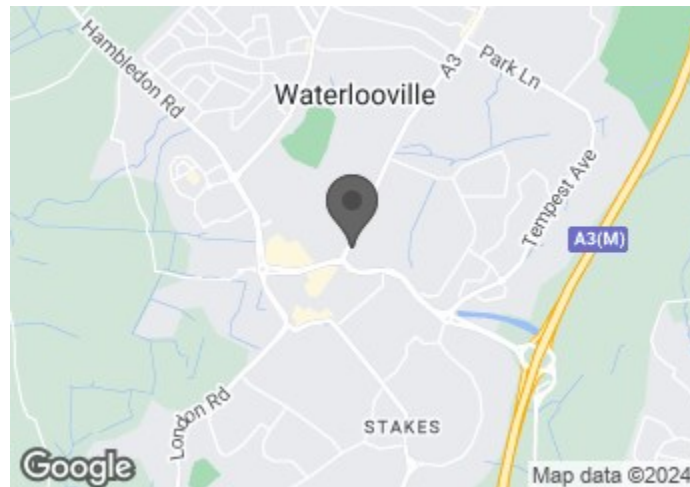
Floor Plan

Floor area 54.0 sq. m. (581 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH
DIRECT ACCESS TO PATIO AREA

McCARTHY STONE RESALES

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ASKING PRICE £154,995 LEASEHOLD

For further details, please call **0345 556 4104**

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VICTORY COURT, BEACONSFIELD ROAD, WATERLOOVILLE

1 BED | £154,995

Victory Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 39 one and two bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24 hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, bathroom and underfloor heating. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking -permit scheme applies, check with the House Manager for availability.

It is a condition of purchase that all residents must meet the age requirement of 60 years.

LOCAL AREA

Victory Court is situated in Waterloooville, a popular residential neighborhood with a bustling town centre. Pedestrianised shopping areas including Wellington Way and Dukes Square reflect the town's links to its naval heritage.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24 hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are located

in the hall. Doors lead to the bedroom, living room and bathroom.

LOUNGE

Feature fire with fitted electric fire. TV and telephone points. Patio door leading to small paved patio area and communal gardens. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostat. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with chrome mixer tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer.

BEDROOM ONE

Ceiling lights, walk-in wardrobe. TV and phone point. Underfloor heating with individual thermostat.

BATHROOM

Fully tiled and fitted with suite comprising of bath. WC, vanity unit with sink and mirror above. Underfloor heating.

SERVICE CHARGE

- 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: £2773,37 annum (for financial year end 31/03/2025).

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, your water rates, the 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

CAR PARKING (PERMIT SCHEME)SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. 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 House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

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

