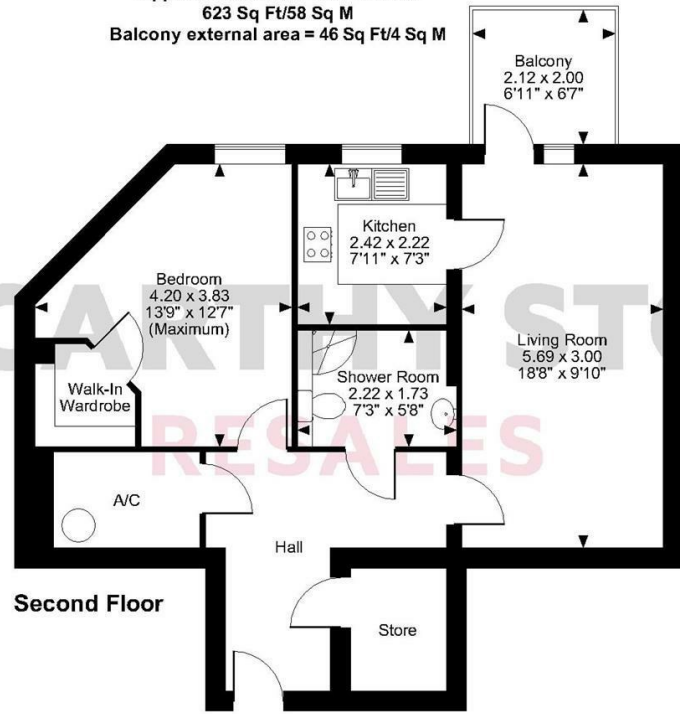
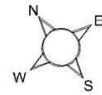


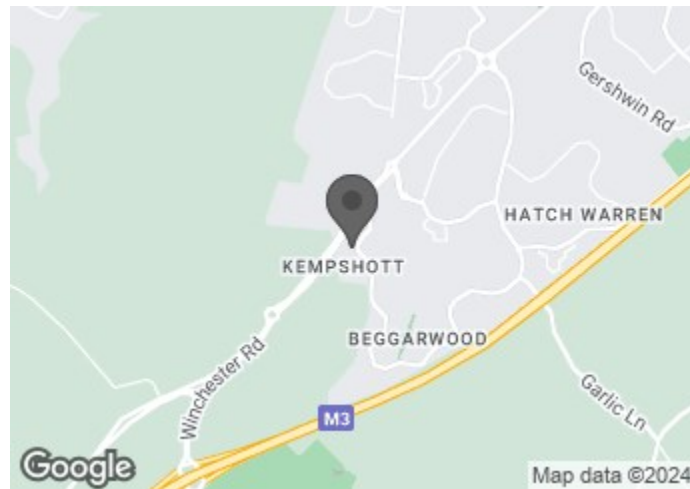
Shortwood Copse Lane, Island View, Basingstoke
 Approximate Gross Internal Area
 623 Sq Ft/58 Sq M
 Balcony external area = 46 Sq Ft/4 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		87	87

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

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



A very well presented bright and spacious first floor apartment comprising a large dual aspect living room opening onto a covered balcony, double bedroom with walk-in wardrobe, fully fitted kitchen of the latest design and a modern shower room. Viewings are strongly encouraged to fully appreciate this beautiful apartment.

ASKING PRICE £300,000 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 walk-in utility cupboard with a washer/dryer, shelving and storage space. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors lead to; living room, bedroom, and the shower room.

LIVING ROOM WITH BALCONY

A bright and spacious double aspect living/dining room benefitting from a glazed patio door with windows to side opening to a decked and covered balcony which is large enough for a small table a chairs. 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 with an opaque glass splash back. Waist level electric oven with space for microwave oven above, ceramic hob, stainless steel cooker hood and integral fridge freezer.

BEDROOM

Beautiful and spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling light, TV and phone point. Double glazed windows.

1 BED | £300,000

SHOWER ROOM

Part tiled walls, glazed shower cubicle with thermostatically controlled shower unit, close coupled WC, vanity unit with inset wash hand basin with chromed lever mixer tap, mirror with light and shaver point and chrome ladder style 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: £2,983.81.00 per annum (for financial year ending 28/02/2025)

LEASEHOLD

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

ADDITIONAL INFORMATION & SERVICES

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

PARKING

There is no parking space included within the sale of this property. Parking spaces are available for sale separately.

