

# McCARTHY STONE RESALES

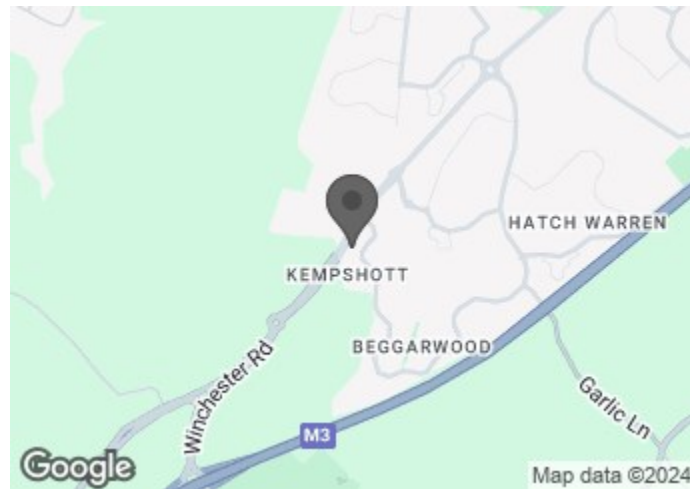
## 14 ISLAND VIEW SHORTWOOD COPSE LANE, BASINGSTOKE, RG23 7GU



Total floor area 49.0 m<sup>2</sup> (527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### 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>			
(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			
		<b>88</b>	<b>88</b>



## McCARTHY STONE RESALES

A FANTASTIC ONE BEDROOM GROUND FLOOR WITH PATIO -  
RETIREMENT APARTMENT.

**ASKING PRICE £300,000 LEASEHOLD**

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

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# ISLAND VIEW, 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 with a doctors next door 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 PATIO ACCESS

A bright and spacious double aspect living/dining room benefitting from a glazed patio door with windows to side opening to a patio area and the communal gardens beyond, 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.

## 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.

## PARKING

There is a parking space included within the sale of this property included within the asking price. Space M, conveniently located just opposite the entrance.

# 1 BED | £300,000

## 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

Service charge of £2,983.81 per year (until financial year ending 28/02/2025).

## LEASEHOLD

Lease of 999 years from January 2021

Ground Rent: £425.00 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

\*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

