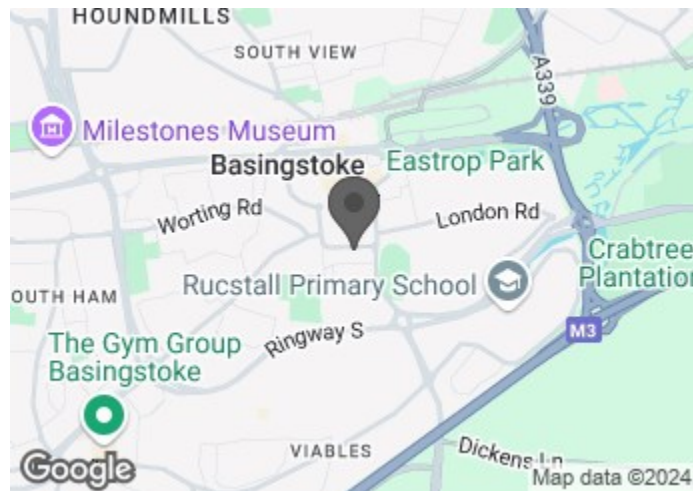


Total floor area 51.3 m<sup>2</sup> (552 sq.ft.) approx

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			

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

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



A beautifully presented spacious one bedroom apartment in this much sought after 'Retirement Living Plus' development in the heart of Basingstoke. Lady Susan Court provides everything required for a happy and relaxing retirement with a little extra help if needed.

**ASKING PRICE £160,000 LEASEHOLD**

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

# LADY SUSAN COURT, NEW ROAD, BASINGSTOKE, HAMPSHIRE

1 BED | £160,000

## 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, lounge, 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 which has doors leading to a large patio area surrounded by landscaped gardens, there is a table service restaurant serving lunch time meals. 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 vehicle.

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 and entrance hall.

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 pull cord 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 very well presented and spacious living/dining room. Two ceiling light points, raised power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fully fitted modern style kitchen with a good range of floor and wall units 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. There is also a fitted electric ceramic hob with extractor over and tiled splashbacks. Electronically operated window for ease of use.

## BEDROOM

A double bedroom of good proportions with built-in double wardrobe with sliding doors. TV and phone point, raised power points, ceiling lights.

## BATHROOM

Tiled and fitted bathroom with panel enclosed bath and separate walk-in level access shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. 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

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, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £9,202.03 p.a (for financial year ending 31/03/25)

## LEASEHOLD

Ground Rent £435.00 p.a

Ground rent review date: June 2028

Lease 125 Years

## 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.

