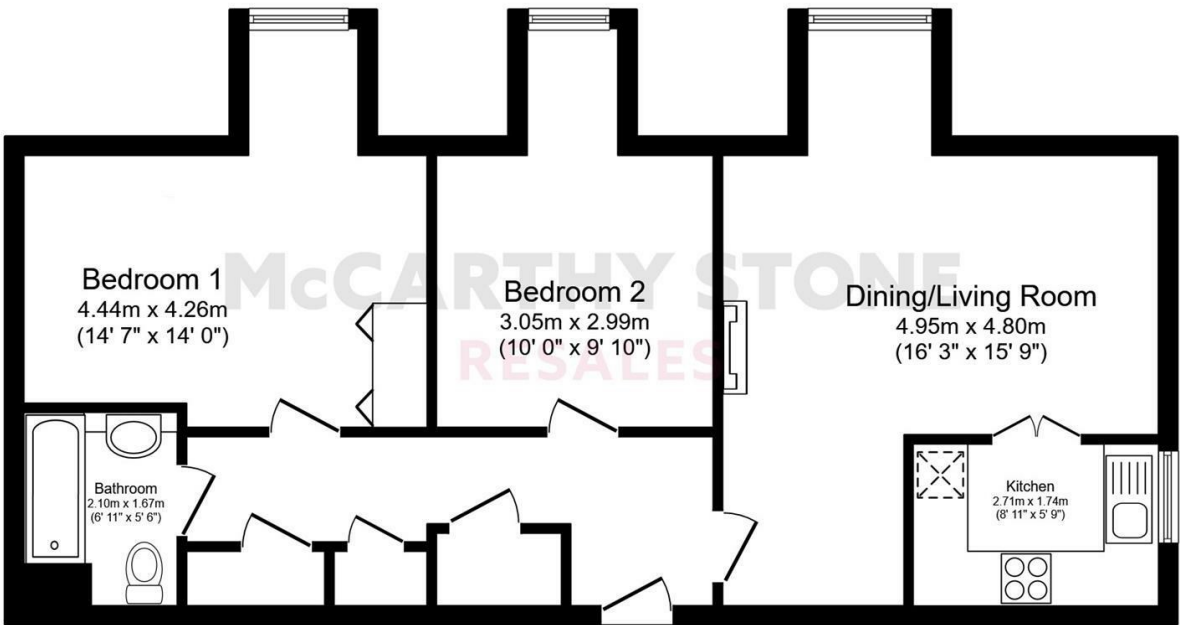


18 Radford Court

Tower Road, Liphook, GU30 7GR



Asking price £190,000 Leasehold

A DELIGHTFUL TWO BEDROOM APARTMENT WITHIN A RETIREMENT LIVING DEVELOPMENT.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Radford Court, Tower Road, Liphook, Hampshire

Radford Court was constructed in 2009 and consists of 25 purpose built Retirement apartments arranged over 3 floors each served by a lift. Designed for Retirement Living, communal facilities include a fully equipped laundry room, guest suite, mobility scooter bay, Homeowners lounge and landscaped gardens. The camera door entry system ensures peace of mind and the 24 hour emergency call system is provided by a personal pendent with call points in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty. The main shopping area in Liphook includes a library, chemist, hairdresser, supermarket, doctor and dentist. Radford Park is close by.

It is a condition of purchase that all Residents meet the age requirement of 60 Years.

### 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 and airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedrooms, living room and bathroom.

### LOUNGE

A very well presented spacious lounge with feature fire surround and electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Electric panel heating. Partially double glazed doors lead onto a separate kitchen.

### KITCHEN

Fully fitted kitchen with modern cupboards and work

tops. Stainless steel sink with chrome mixer tap. Features include fitted electric oven, ceramic hob with extractor hood over, splash back and fitted fridge/freezer.

### BEDROOM ONE

Spacious double bedroom with fitted mirrored wardrobes. Ceiling lights, electric panel heating, raised power points, TV and telephone points.

### BEDROOM TWO

Spacious double bedroom with ceiling lights, electric panel heating, raised power points, TV and telephone points.

### BATHROOM

Fully tiled and fitted with suite comprising of a bath with a shower over, WC, vanity unit with sink and mirror above.

### Car Parking

Car parking is on a first come, first served basis.

### 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

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, our 24 hour emergency call system, the heating and

## 2 bed | £190,000

maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge £5,692.68 per annum (for financial year end 28 February 2025).

### Lease

125 Years from 2009

Ground Rent £889 per annum

Ground Rent review: Jan-2024

### ADDITIONAL INFORMATION AND SERVICES

- Ultrafast 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

