

10 Lady Susan Court

New Road, Basingstoke, RG21 7PF



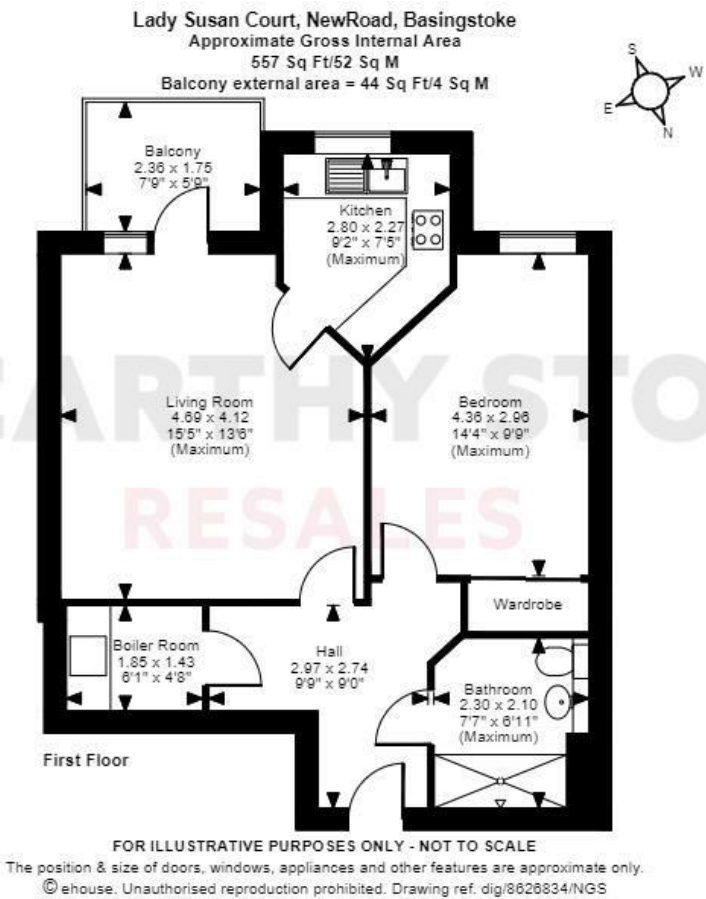
Asking price £225,000 Leasehold

A FANTASTIC ONE DOUBLE BEDROOM retirement apartment, situated on the FIRST FLOOR and boasting a fantastic WALK-OUT BALCONY, accessed directly from the Living Room, OVERLOOKING THE COMMUNAL GARDENS.

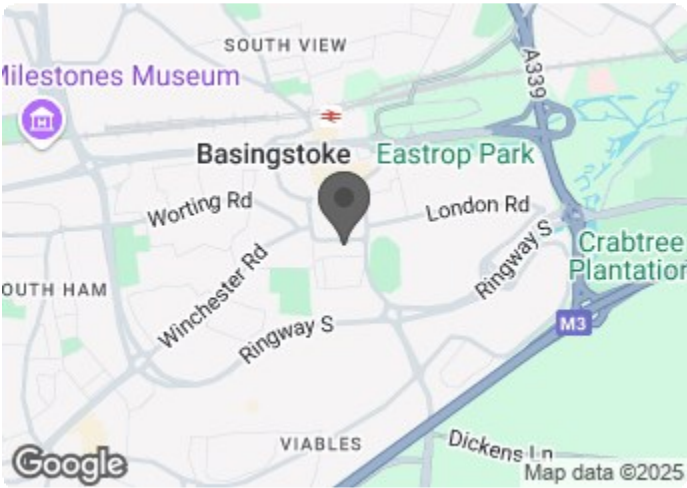
The apartment is situated in Lady Susan Court which offers excellent communal facilities to include; a Communal Lounge where SOCIAL EVENTS take place, Table-Service Restaurant SERVING FRESH MEALS DAILY, Roof Terrace, Landscaped Gardens, Scooter Charging Room and Laundry.

Call us on 0345 556 4104 to find out more.

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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		
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.



Lady Susan Court, New Road, Basingstoke, Hampshire

Development Overview

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, living room, double bedroom and shower room. Facilities include light and airy communal spaces making the most of natural light, you can relax in the homeowners' lounge. This room has doors leading to a patio surrounded by landscaped gardens and a table service restaurant serving freshly prepared lunch time meals daily. 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 mobility scooter.

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 shower room.

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, where the 24 hour 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 wet room.

Living Room

A very well present living/dining room boasting a patio door which opens onto a wonderful walk-out balcony



which overlooks the communal gardens. A feature electric fireplace makes an attractive focal point in the room. Two ceiling light points, power points, TV & telephone points. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted modern style kitchen with ivory high gloss wall and base unit and complimentary work surfaces over. A stainless steel sink with chrome mixer tap and drainer unit sits beneath the window which looks out onto the communal gardens. Integrated fridge/freezer and a waist height electric oven. There is also a fitted electric ceramic hob with extractor hood over. Tiled floor and splashbacks, and contemporary ceiling lights.

Bedroom with walk-in wardrobe

A well proportioned double bedroom, boasting door to a walk-in double wardrobe. TV and phone point, ceiling lights

Wet Room

A wet room style shower room with walk-in shower and grab rail, WC, vanity unit with sink inset and mirror above. Slip resistant vinyl flooring and emergency pull cord.

Car Park Permit Scheme (subject to availability)

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.

Lease Information

Ground Rent: £435.00 per annum
Ground Rent Review Date: June 2028
Lease length: 125 years from the 1st June 2013



1 bed | £225,000

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

Service charge of £9,202.03 per year (until financial year ending 31/03/2025).

We are completely transparent with our service charges for running the development. The service charge does not cover external costs such as your Council Tax, gas and electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

Additional Information & Services

- Superfast Fibre Broadband
- 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

