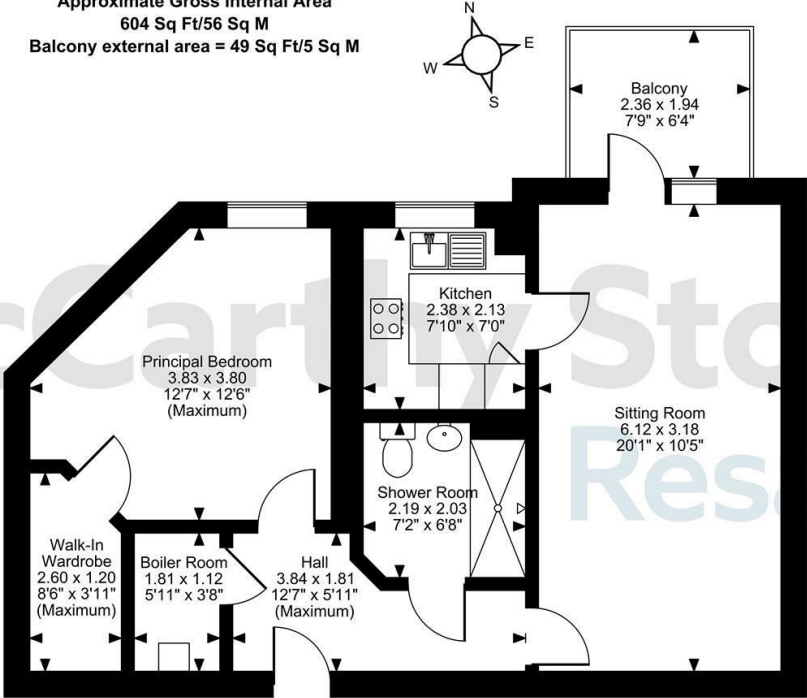


Emma Court, Southern Road, Basingstoke
Approximate Gross Internal Area
604 Sq Ft/56 Sq M
Balcony external area = 49 Sq Ft/5 Sq M



First 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	84	85
(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	

29 Emma Court

Southern Road, Basingstoke, RG21 7QF



Asking price £235,000 Leasehold

A fantastic ONE BEDROOM apartment situated on the SECOND FLOOR of the popular McCarthy Stone Retirement Living development, Emma Court.

With spacious accommodation throughout, the property boasts a WALK-OUT BALCONY which overlooks the COMMUNAL GARDENS, as well as a MODERN KITCHEN and contemporary SHOWER ROOM.

The excellent communal facilities include a HOMEOWNERS LOUNGE where social events take place and a well equipped LAUNDRY ROOM.

Call us on 0345 556 4104 to find out more.

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Emma Court, Southern Road, Basingstoke

1 Bed | £235,000

Development Overview

With a traditional design, Emma Court subtly reflects its residential location. Ideally located for a range of excellent facilities. The apartments are designed with underfloor heating and walk in wardrobes in every apartment.

Emma Court communal facilities include a fully equipped laundry room, lift to all floors and a mobility scooter store with charging points. There is a Homeowners' lounge where you can relax, and double doors lead onto a patio surrounded by landscaped gardens. There is a House Manager on duty during office hours and the camera door entry system ensures peace of mind. You can rest easy in the knowledge that help is on hand with a 24 hour emergency call system provided by a personal pendant with a call point in the shower rooms.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hallway

Front door with spy hole leads to the entrance hall, where 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 large walk-in storage and airing cupboard. Doors lead to the bedroom, living room and shower room.

Living Room

A very well presented living/dining room

boasting UPVC double glazed patio door opening onto a walk-out balcony, which enjoys a view of the landscaped communal gardens. Two ceiling light points, power points, TV and telephone points. Partially glazed door leads onto a separate kitchen.

Kitchen

Modern style kitchen with oak effect wall and base units with complimentary roll top work surfaces over. Stainless steel sink with chrome mixer tap sits below the window. There is an integrated fridge/freezer and fitted electric ceramic hob with extractor over. Tiling to splash backs and contemporary ceiling lights.

Double Bedroom

A spacious double bedroom with door to a large walk-in wardrobe, housing shelving and hanging rails. Window, TV and phone point, ceiling lights.

Shower Room

A contemporary shower room comprising of walk-in shower with screen enclosure, WC, vanity unit with sink and mirror above. There are grab rails and tiling to floors and walls. Emergency pull cord.

Car Parking

Parking is by allocated space, subject to availability. 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 House Manager on site for availability.

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 £2,674.56 per year (until financial year ending 31/03/2025).

The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information

Lease Length: 125 years from 2013
Ground Rent: £425 p.a.
Ground rent review date: June 2028

Additional Information & Services

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

