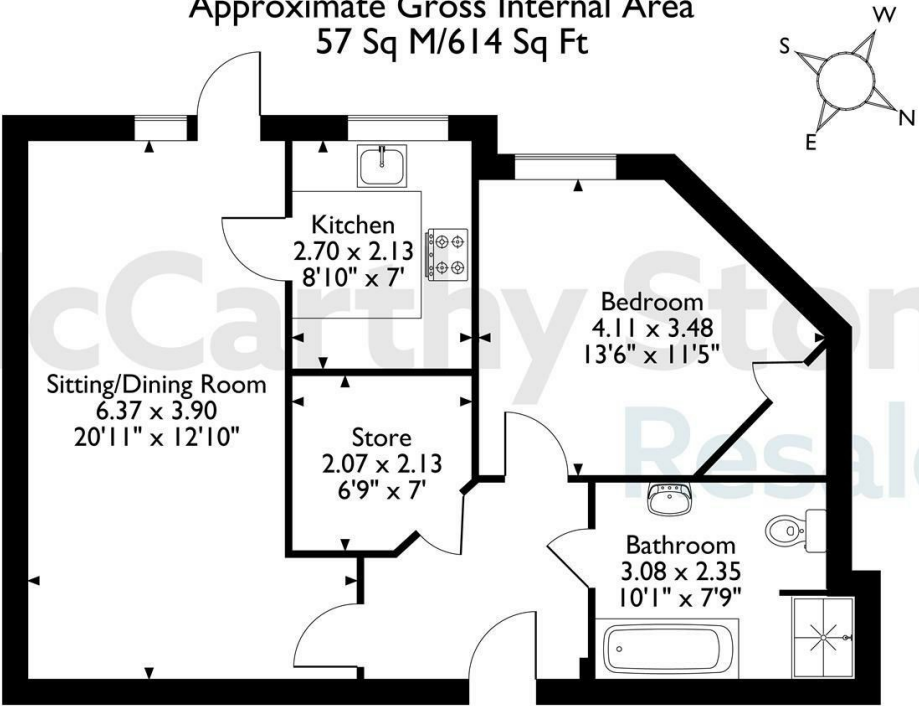
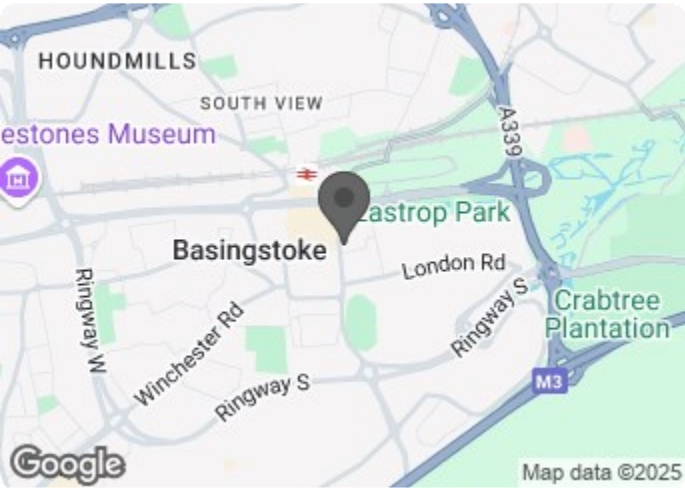


4 Lady Susan Court, New Road, Basingstoke, Hampshire  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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.



4 Lady Susan Court

New Road, Basingstoke, RG21 7PF



Asking price £230,000 Leasehold

A SUPERBLY LOCATED, spacious one bedroom retirement apartment situated on the GROUND FLOOR, ideally placed within close proximity to the COMMUNAL FACILITIES and boasting direct access to a lovely WESTERLY FACING PATIO AREA and the LANDSCAPED GARDENS beyond from the Living Room.

The property is situated in Lady Susan Court which offers excellent communal facilities to include; a Communal Lounge where SOCIAL EVENTS take place, Table-Service ON-SITE RESTAURANT, Roof Terrace, Landscaped Gardens, and MORE!

Call us on 0345 556 4104 to find out more.

# 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.

On-site facilities include a roof terrace, a table service restaurant serving freshly prepared lunch time meals daily, a light and airy communal lounge where you can relax, catch up with friends or join in with social events, lovely landscaped communal gardens with a patio area, a function room, laundry room and mobility scooter store. In addition, if your guests have travelled from afar, they can stay in the fantastic guest suite (subject to availability - additional charges apply.)

There is an Estate Manager who oversees the running and maintenance of the development, 24 hour staffing, and a 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.

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.

It is a condition of the lease that residents must be 70 years of age and over.

## Entrance Hall

The front door with spy hole leads to the entrance hall where the 24 hour Tunstall emergency response pull cord system is in place, together with illuminated light switches and smoke detector. From the hallway there are doors leading to the bedroom, living room, wet room, and a walk in storage and airing cupboard.



## Lounge

A very well presented and spacious living/dining room that benefits from having a glazed patio door with windows to side opening onto a patio area and the communal gardens beyond. A feature electric fireplace make an attractive focal point in the 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 range of wall and base units, with complimentary work surfaces over. A stainless steel sink with chrome mixer tap and drainer unit sits below the window which overlooks the communal gardens. There is an integrated fridge/freezer, a waist height electric fan oven, and a fitted electric ceramic hob with extractor hood over. Contemporary ceiling lights, tiling to splash backs and tiled floor.

## Bedroom

A well proportioned double bedroom with a built-in wardrobe. Window overlooking the communal grounds, TV and phone point and ceiling light.

## Bathroom

A large and modern wet room style bathroom with bath and separate walk-in shower, WC, vanity unit with sink inset and mirror above. There are grab rails and non slip vinyl flooring. Emergency pull cord.

## 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



# 1 bed | £230,000

communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £9,202.03 per annum (for financial year ending 31/03/2025)

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. To find out more about service charges please contact your Property Consultant or Estate Manager.

## Car Park Permit Scheme(subject to availability)

Parking is by allocated space. The fee is £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

## Additional Information & Services

- Superfast 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

