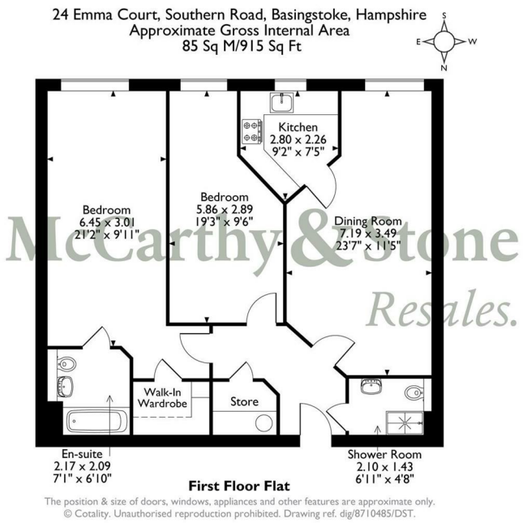
Excellent

Trustpilot

McCarthy & Stone
Resales.

24 Emma Court, Southern Road, Basingstoke, Hampshire
Approximate Gross Internal Area
85 Sq M/915 Sq Ft



First Floor Flat

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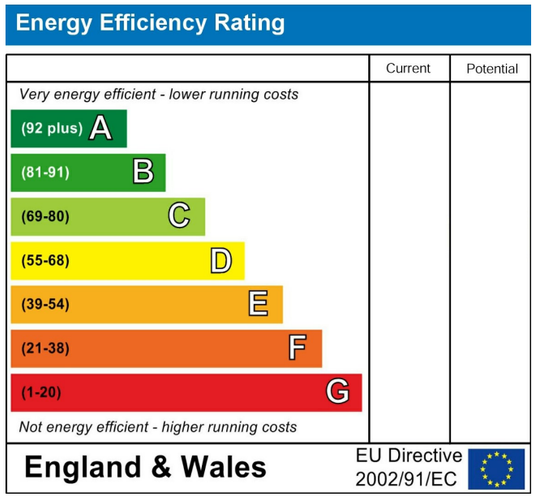

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







24 Emma Court

Southern Road, Basingstoke, RG21 7QF

2 2 Council Tax Band:

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 24 Emma Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £290,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- South Facing, First Floor Retirement Apartment
- Two Double Bedrooms
- Two Modern Shower/Bathrooms
- House Manager on site during office hours
- 24 Hour Careline System for peace-of-mind
- Homeowners Communal Lounge where social events take place
- Laundry room
- Underfloor Heating
- Guest suite for visiting family & friends
- Camera door entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

24 Emma Court, Basingstoke

2 | 2 | Asking price £290,000

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.

Apartment Overview
This south facing, two bedroom retirement apartment on the first floor at the front of the building is bright and airy throughout. The lounge/dining room offers ample space for living and dining, with a large window. The partially tiled fitted kitchen has a range of units and drawers, a granite effect roll top work surface with inset stainless steel sink and drainer, and a waist height oven, ceramic hob with cooker hood, and integral fridge freezer. The principal bedroom features a large window, while the fully tiled bath/shower room offers a WC, vanity sink with mirror, heated towel rails and handrails, plus a walk in wardrobe. A second double bedroom works well as a hobby space or study, and a second fully tiled shower room and a storage/airing cupboard complete the accommodation.

Social Lifestyle
The Communal Lounge is at the heart of the community at Emma Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Emma Court on a regular basis and always happy to welcome new clients.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

“Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained.” – McCarthy Stone Homeowner

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.

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease Information
Lease Length: 125 years from 2013
Ground Rent: £495 p.a.
Ground rent review date: June 2028

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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

Service Charge: £2,843.05 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













