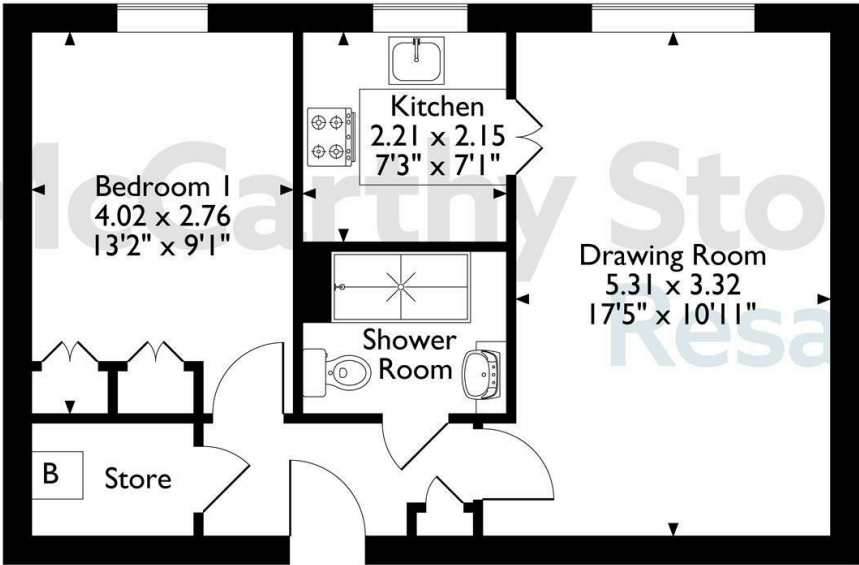
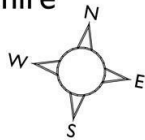


Radford Court, Flat 14, Tower Road, Liphook, Hampshire  
Approximate Gross Internal Area  
45 Sq M/484 Sq Ft



First Floor

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 76        |
| (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 |           |

# 14 Radford Court

Tower Road, Liphook, GU30 7GR



Asking price £139,950 Leasehold

This one bed retirement apartment is offered in GREAT CONDITION and with a bright and airy SPCIOUS LIVING ROOM.

The EXCELLENT COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, careline system for PEACE-OF-MIND, a Hotel style GUEST SUITE for visiting family and friends, LOVELY LANDSCAPED GARDENS.

Call us on 0345 556 4104 to find out more.

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

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Registered in England and Wales No. 10716544





# Radford Court, Tower Road, Liphook, GU30 7GR

## Radford Court

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 communal lounge for relaxing or socialising in with friends, wonderful communal gardens, a Hotel Style Guest suite for family and friends to stay in when visiting from afar. In addition there is a fully equipped laundry room and a mobility scooter bay,

There is a dedicated House Manager on site to manage the day to day running of the development during office hours, and you can feel safe and secure with the benefit of a 24/7 emergency call system and video door entry system.

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 entrance hall, where the 24-hour emergency response pull cord system is in place. From the hallway there is a door to a useful, walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedroom, living room and shower room.

## Living Room

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. Part glazed double doors lead into 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

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

## Shower Room

Extensively tiled and fitted with suite comprising of shower, 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

# 1 Bed | £139,950

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 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: £3,917.49 per annum (for financial year end 28/02/2027).

## Lease Information

Ground Rent £425 per annum  
Ground Rent Review Date: January 2039  
Leasehold 125 years from January 2009

## Additional Information & Services

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

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.

\*\* 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

