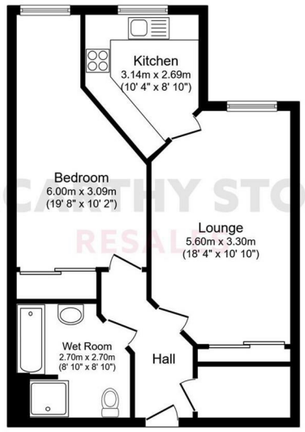
Excellent

Trustpilot

McCarthy & Stone
Resales.



Total floor area 56.8 m² (612 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







42 Lady Susan Court

New Road, Basingstoke, RG21 7PF

1 1 Council Tax Band: C

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 42 Lady Susan Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £110,000
Leasehold

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

Why you'll love living here:

- Retirement Living Plus
- Spacious One Bedroom Apartment
- Bedroom with builit-in Wardrobes
- Communal lounge for socialising
- Table service restaurant serving freshly prepared meals daily
- Guest suite for family or friends
- Estate Manager and 24/7 staffing / 24 hour emergency call system
- Laundry room and scooter store with charging points
- Landscaped gardens
- Economic underfloor heating

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

42 Lady Susan Court, Basingstoke

1 | 1 | Asking price £110,000

Summary

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 bathroom with shower and bath. 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 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.

Property Overview

A well sized second floor Retirement Living Plus apartment with a spacious living / dining area providing plenty of room for both living and dining furniture. The modern kitchen has integrated accessible appliances for ease of use. The large double bedroom benefits from built-in mirrored wardrobes. The bathroom has both a bath and an accessible walk-in shower, across from the bedroom is a large utility cupboard providing excellent further storage.

Social Life

The Communal Lounge is the heart of the community at Lady Susan 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.

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Lady Susan Court serves freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens

Lady Susan Court boasts extensive landscaped gardens which wrap around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there are always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Roof Terrace

Lady Susan Court boasts a stunning roof terrace with ample contemporary seating. This is the perfect space to relax and enjoy a glass of wine, watching the sunset on a summer's evening with new found friends.

Care and Support

The personal care services available at Lady Susan Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are on-site each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information and Services

- Superfast Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking

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.

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

Service Charge: £9,910.86 per annum (for financial year ending 31/03/2027)

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, but do include the cost of your Estate Manager. Find out more about service charges please contact your Property Consultant or Estate Manager.

Leasehold

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

Moving Made Easy

** 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













