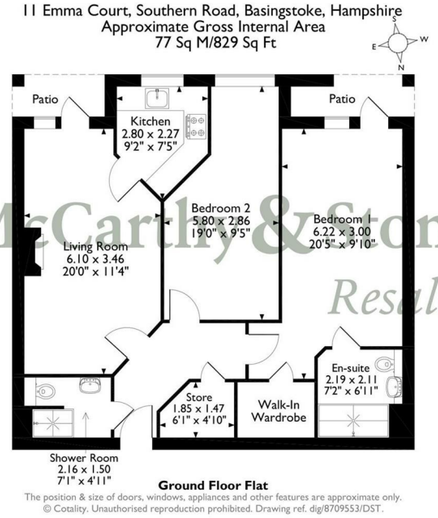
Excellent

Trustpilot

McCarthy & Stone
Resales.

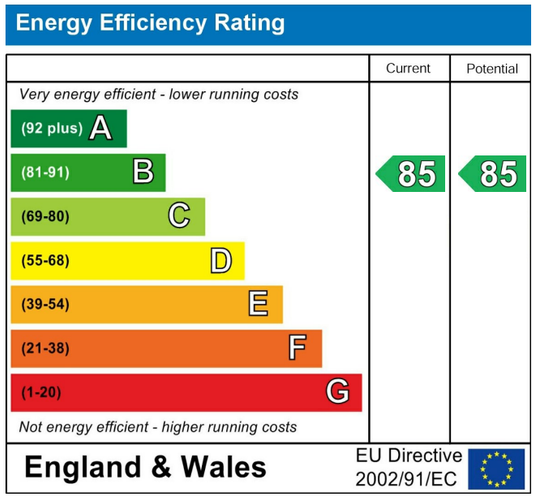
11 Emma Court, Southern Road, Basingstoke, Hampshire
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



Ground 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.

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

The Property Ombudsman







11 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 11 Emma Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £295,000
Leasehold

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

Why you'll love living here:

- Retirement Living
- Ground Floor Location With a Gorgeous Patio Area
- Main Bedroom With a En-Suite Shower Room and Walk In Wardrobe
- Modern Fitted Kitchen
- Laundry Room
- House Manager on-site during office hours
- Homeowners Communal Lounge where social events take place
- Guest Suite for visiting family & friends
- 24 Hour Careline System + Camera door entry system
- Lovely Landscaped Gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Emma Court, Basingstoke

2 | 2 | Asking price £295,000

Summary

Emma Court is a beautiful development of 34 one and two bedroom purpose built retirement apartments for the over 60s. Situated in Southern Road, the development is in an ideal location for all the amenities that Basingstoke has to offer.
A Later Living development opens the doors to much more than just a brand new apartment, freeing you up to enjoy hobbies and spend time relaxing with family, friends and your new neighbours in the homeowners' lounge. You'll benefit from the peace of mind provided by your House Manager and the built in security features, as well as the convenience of having a shared laundry room and optional services such as cleaning or ironing.

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.

Property Overview

Situated on the ground floor this simply stunning two double bedroom Retirement Living Apartment has a wealth of light provided by the floor to ceiling windows and french doors that lead to the patio area, This relaxing outdoor space can be accessed from both the main living area and the primary bedroom. The kitchen area is fitted with an intergrated fridge freezer, single oven and ceramic hob, designed for ease of use this modern space is finished with under pelmet lighting. There are two well sized double bedrooms, the main of which provides access to the patio area and benefits from a walk in wardrobe and a fully fitted en-suite shower room. The main shower room is fitted with a level access shower with glass screen and slip resistant flooring. In the hallway further storage is provided by way of a large storage cupboard.

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.

Landscaped Gardens

One of the main social hubs of Emma Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Care & Support

One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don’t take our word for it, see what our homeowners have to say about our lifestyle support services:

“The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed.”

“A safe and warm approach to care, delivered with professionalism and skill.”

“The care is exceptional. The staff enjoy their job and this shines through to the care that they give.”

“The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs.”

Additional Information & Services

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

Car Parking (Permit Scheme)

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 House 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

The Service Charge is £4,264.56 until 31/03/2027 , it 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: £495 p.a.
Ground rent review date: June 2028

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













