



Lady Susan Court, New Road, Basingstoke, RG21 7PF

£140,000 - Freehold

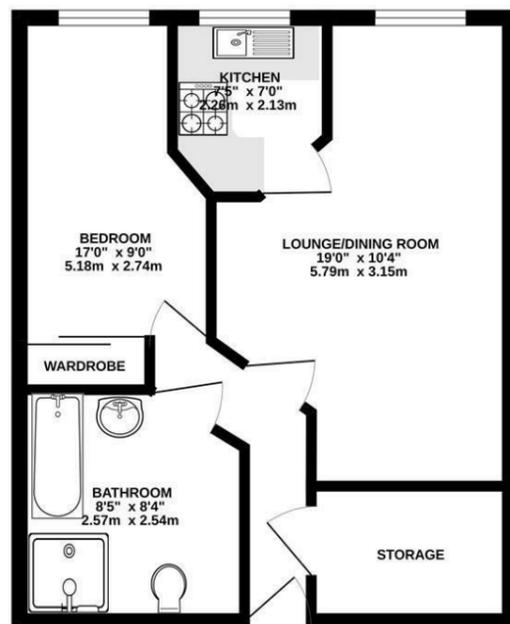


Barons Estate Agents are pleased to present this 1 bedroom first floor, over 70s retirement apartment situated in the popular McCarthy Stone development of Lady Susan Court. The accommodation is generous and offers an entrance hallway leading into a lounge/dining room with a separate kitchen, shower/bathroom and a double bedroom, with a walk in wardrobe. The apartment also benefits from underfloor heating and double glazing, offering all the requirements for independent living. Other benefits include access to a communal lounge, restaurant facilities, communal gardens, courtyard, on-site manager and parking (available to rent). Viewings of this property are strongly advised by the vendor's sole agents.

### Key Points and Features

- Over 70s Retirement
- Lounge/Dining Room
- Restaurant Facilities
- First Floor Apartment
- Kitchen
- Communal Lounge
- 1 Double Bedroom
- Shower/Bathroom
- McCarthy Stone Development

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 391 sq.ft. (36.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Location

Lady Susan Court is located within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. With mainline railway station giving access to London Waterloo in 45 minutes the property is ideally situated for all everyday needs.

### Tenure

Leasehold  
125 yrs from new 29/08/2014.  
Ground rent £36p/m  
Maintenance £767p/m.

### Local Authority

Basingstoke & Deane Borough Council

### Council Tax

Band C

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents.

### Extra Services

### Agent Note

Front picture shows a rear view of the block