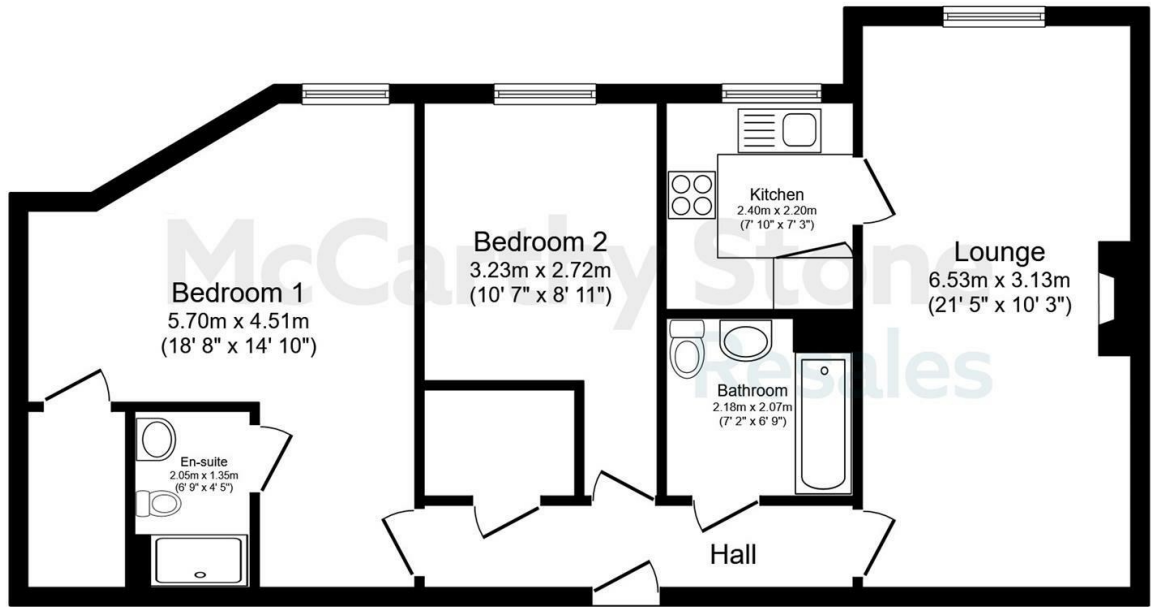


39 Victory Court

Beaconsfield Road, Waterlooville, PO7 7FB



Total floor area 72.8 sq.m. (783 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	



Asking price £225,000 Leasehold

A well presented TWO BEDROOM apartment situated on the SECOND FLOOR. Victory Court, a McCarthy Stone retirement living development is nestled in Waterlooville and boasts landscaped gardens, a Homeowners lounge where SOCIAL EVENTS take place and a laundry room.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

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Victory Court, Beaconsfield Road, Watlooville

Summary

Victory Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 39 one and two bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24 hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The apartment features a fully fitted kitchen, bathroom and underfloor heating. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking -permit scheme applies, check with the House Manager for availability. It is a condition of purchase that all residents must meet the age requirement of 60 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24 hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are located in the hall. Doors lead to the bedrooms, living room and shower room.

Living Room

A beautiful living room of good proportions benefitting from a large double glazed window to the rear aspect, allowing ample natural light to flood the room. Feature fire surround with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostat. Partially glazed door leads onto a separate kitchen.



Kitchen

Modern fully fitted kitchen with tiled floor and tiled splashbacks. Stainless steel sink with chrome mixer tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer.

Master Bedroom

Double bedroom of good proportions. Ceiling lights, walk in wardrobe, TV and phone point. Underfloor heating with individual thermostat. Full length double windows.

Bedroom 2

Spacious second bedroom. Ceiling lights. TV and phone point. Underfloor heating with individual thermostat. This could be utilised as a study, hobby room or dining area.

Shower Room

Fully tiled and fitted with suite comprising; shower cubicle and glass screen, grab rails, WC, vanity unit with sink and mirror above, electrically heated towel rail. Underfloor heating with individual thermostat.

Service Charge (Breakdown)

- 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 your Council Tax, electricity or TV, but does include the



2 Bed | £225,000

cost of your House Manager, your water rates, the 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge for year ending 31/03/2027 - £4,812.21 pa

Leasehold

Lease 125 years from 2012
Ground rent £495
Ground rent review: 2027

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.

