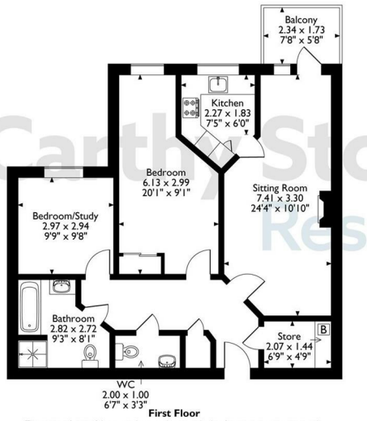
Excellent

Trustpilot

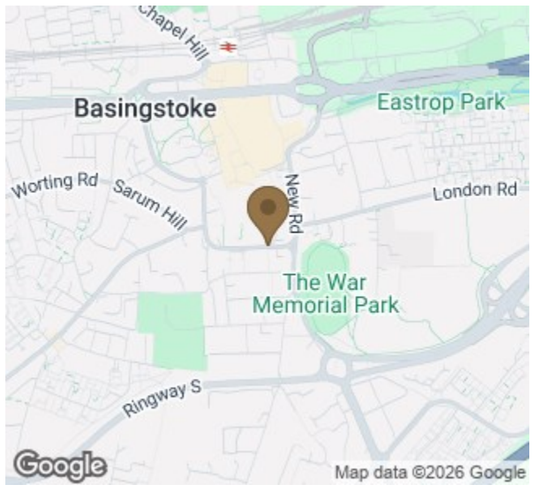
McCarthy & Stone
Resales.

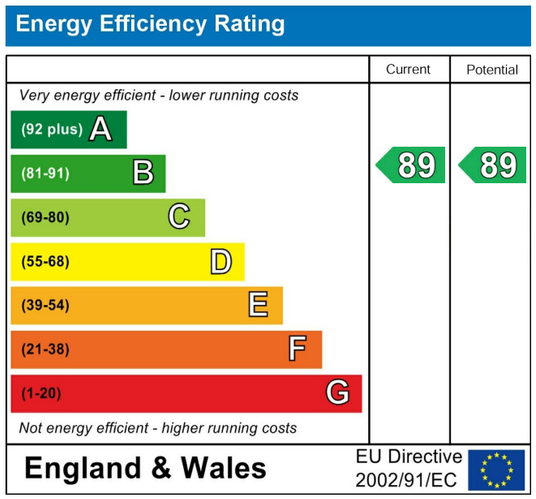
6 Lady Susan Court, New Road, Basingstoke, Hampshire
Approximate Gross Internal Area
77 Sq M/823 Sq Ft




McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8668941/DST.




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.

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









## 6 Lady Susan Court

New Road, Basingstoke, RG21 7PF

2 | 1 | Council Tax Band: D

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

## Asking price £315,000
## Leasehold

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

### Why you'll love living here:

- Retirement Living Plus
- Lovely Walk-out Balcony Overlooking the Landscaped gardens
- Modern fitted Kitchen and Shower Room with Further Guest WC.
- Table service restaurant serving freshly prepared meals daily
- Guest suite for family or friends
- Mobility scooter store with charging points
- Estate Manager and 24/7 staffing / 24 hour emergency call system
- Landscaped gardens
- Economic underfloor heating
- Communal lounge for socialising

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 6 Lady Susan Court, Basingstoke

2 | 1 | Asking price £315,000

## 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, a lounge, two bedrooms, a bathroom with shower and bath and an additional WC. 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 lunch time meals. 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.

Our 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

Occupying and enviable position on the first floor overlooking the lovely landscaped gardens this spacious two bedroom Retirement Living Plus apartment boasts a walk out balcony with room for outdoor seating where the gardens can be best enjoyed, The balcony is accessible from the spacious living area that has plenty of room for both living and dining furniture. There is a modern fitted kitchen that has been specifically designed for ease of use. The apartment boasts two double bedrooms, the main of which benefits from a walk-in wardrobe with both hanging space and shelves. The second bedroom would also make a lovely hobby room or study. The bathroom has both a level access walk in shower and a fitted bath. There is further storage by way of a large utility cupboard in the entrance hall and a handy seperate wash closet off the hall.

## Social Lifestyle

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.

## 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

Service Charge: £13,198.22 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: £510.00 per annum
Ground Rent Review: 1st June 2028
Lease: 125 Years from the 1st June 2013

## Car 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.

## Additional Information and Services

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## 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















