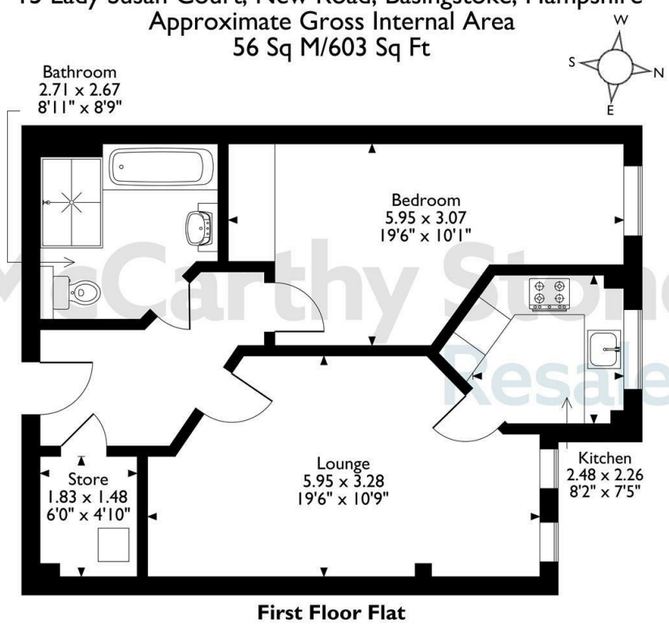
McCarthy Stone
Resales

15 Lady Susan Court, New Road, Basingstoke, Hampshire
Approximate Gross Internal Area
56 Sq M/603 Sq Ft

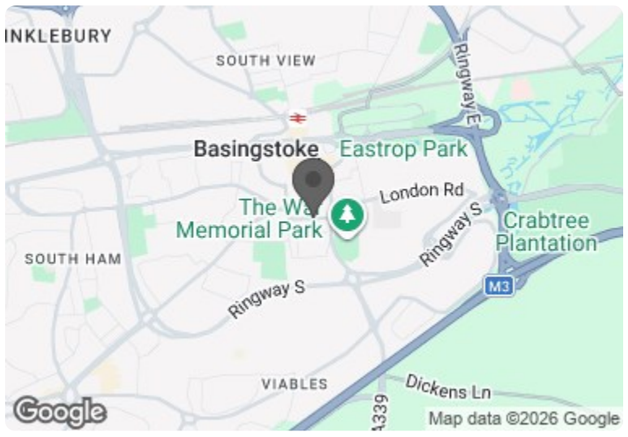


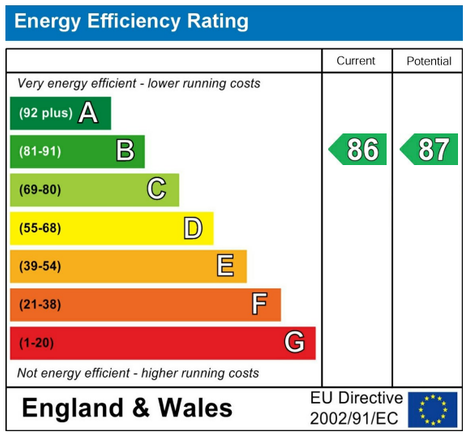
First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band:





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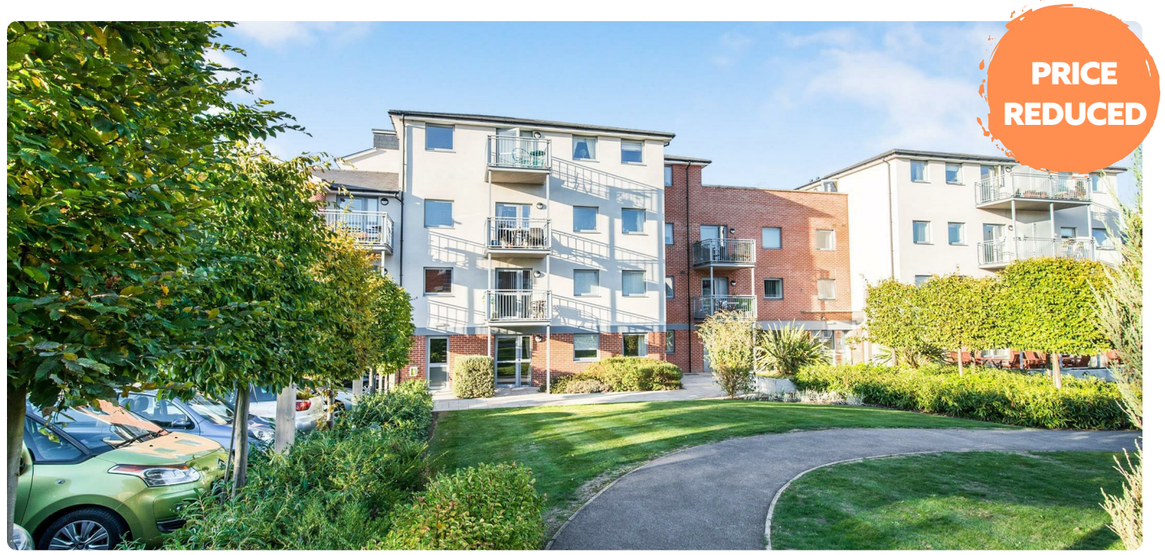
McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

15 Lady Susan Court

New Road, Basingstoke, RG21 7PF







PRICE REDUCTION

Asking price £100,000 Leasehold

A well presented, spacious one bedroom retirement apartment, The property is situated in Lady Susan Court which offers excellent communal facilities to include; a Communal Lounge, Table-Service Restaurant, Roof Terrace, Landscaped Gardens, Scooter Charging Room and Laundry

Call us on 0345 556 4104 to find out more.

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

Lady Susan Court, New Road, Basingstoke A

1 Bed | £100,000

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, lounge, 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 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.

Entrance Hall
Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

Lounge
A very well presented and spacious living/dining room. Two ceiling light points, power points. TV & telephone points. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fully fitted modern style kitchen. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a waist height electric oven. There is also a fitted electric ceramic hob with extractor over and splashback.

Bedroom
A double bedroom with door to walk-in double wardrobe. TV and phone point, ceiling lights

Bathroom
Tiled and fitted bathroom with bath and separate walk-in shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip vinyl flooring. Emergency pull cord.

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: £9,554.54 per annum (for financial year ending 31/03/2026)

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.

Car Park Permit Scheme(subject to availability)
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.

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

Additional Information and Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

** 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











