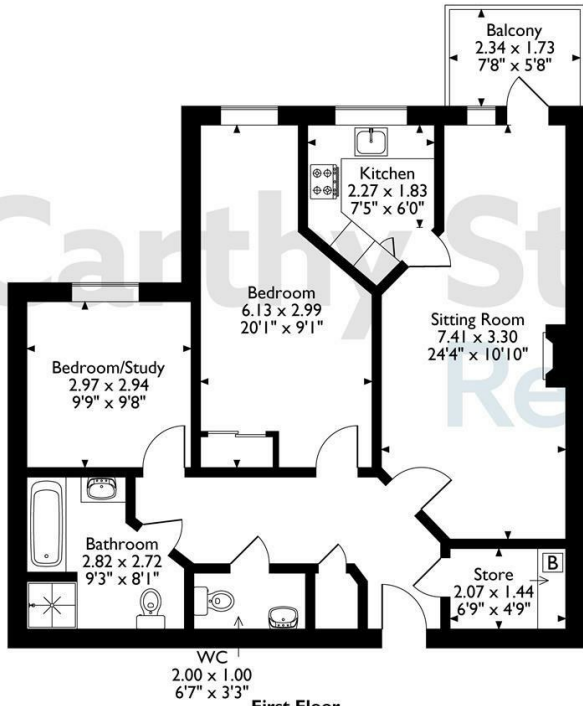
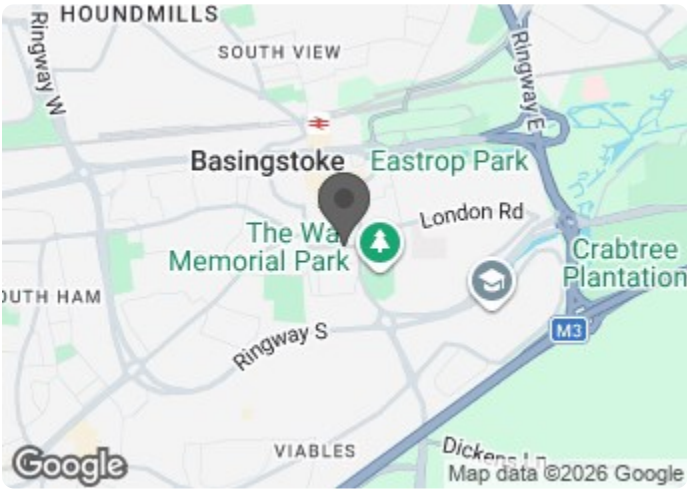


6 Lady Susan Court, New Road, Basingstoke, Hampshire
Approximate Gross Internal Area
77 Sq M/823 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(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	

6 Lady Susan Court

New Road, Basingstoke, RG21 7PF



Asking price £315,000 Leasehold

A STUNNING TWO BEDROOM FIRST FLOOR retirement apartment within a modern development for the over 70s. Benefitting from a PRIVATE BALCONY off the living area overlooking the COMMUNAL GARDENS.

Call us on 0345 556 4104 to find out more.

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

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Lady Susan, New Road, Basingstoke

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.

Entrance Hall

The front door with spy hole leads to the entrance hall where the 24 hour Tunstall emergency response pull cord system is in place, together with illuminated light switches and smoke detector. From the hallway there are doors leading to the two bedrooms, living room, bathroom, WC and a walk in storage and airing cupboard.

Living Room with Balcony

A very well presented and spacious living/dining room that benefits from having a glazed patio door with windows to side opening onto a delightful balcony overlooking the landscaped gardens and southerly aspect. Feature fire surround with coal effect electric fire. Two ceiling light points, raised power points. TV & telephone points. Partially glazed door leads 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. There is a fitted dishwasher. Electrically operated window overlooking the landscaped gardens.

Bedroom One

A spacious double bedroom with fitted double wardrobes with sliding doors. TV and phone point, ceiling lights and power points. Window overlooking landscaped gardens.

Bedroom Two or Dining Room/Study/Hobbies Room

Good size second bedroom or alternatively could be used as a dining room, study or even a hobbies room, ceiling light, raised electric plug sockets, window overlooking gardens.

Bathroom

Tiled and fitted wet room style with a level access walk-in shower. panel enclosed bath with mixer taps. Toilet, vanity unit with cupboard beneath, wash basin with mirror and light above. There are grab rails and non slip vinyl flooring. Emergency pull cord.

Guest Cloakroom

Tiled and fitted with toilet, pedestal wash hand basin with wall mounted mirror, grab rail and mirrored wall mounted cabinet.

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



2 bed | £315,000

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

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

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

