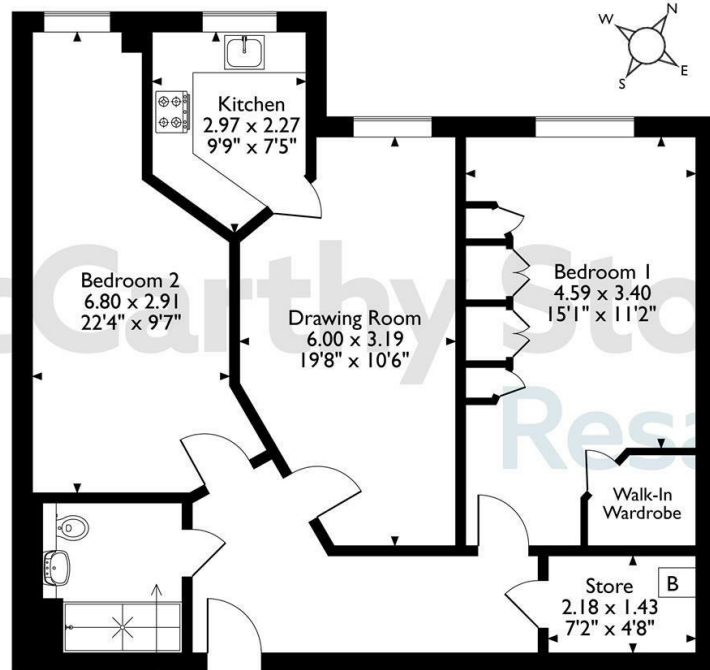


Victory Court, Flat 34, 1A, Beaconsfield Road, Waterlooville, Hampshire  
Approximate Gross Internal Area  
81 Sq M/872 Sq Ft



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

Beaconsfield Road, Waterlooville, PO7 7FB



### Council Tax Band:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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	

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## Asking price £240,000 Leasehold

\*Join us for coffee & cake at our Open Day - Thursday 11th June 2026 - from 10am to 2pm - BOOK YOUR PLACE TODAY!\*

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

# Victory Court, Beaconsfield Road, Waterlooville

## 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 full length double windows providing plenty of natural light. 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.

## Bedroom 1.

Double bedroom of good proportions. Ceiling lights, walk in wardrobe and Additional range of fitted wardrobes. 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.

## 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 cost of your House Manager, your water rates, the 24 hour emergency call system, the heating and

# 2 Bed | £240,000

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 31/03/2026 - £4,415.28 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.

