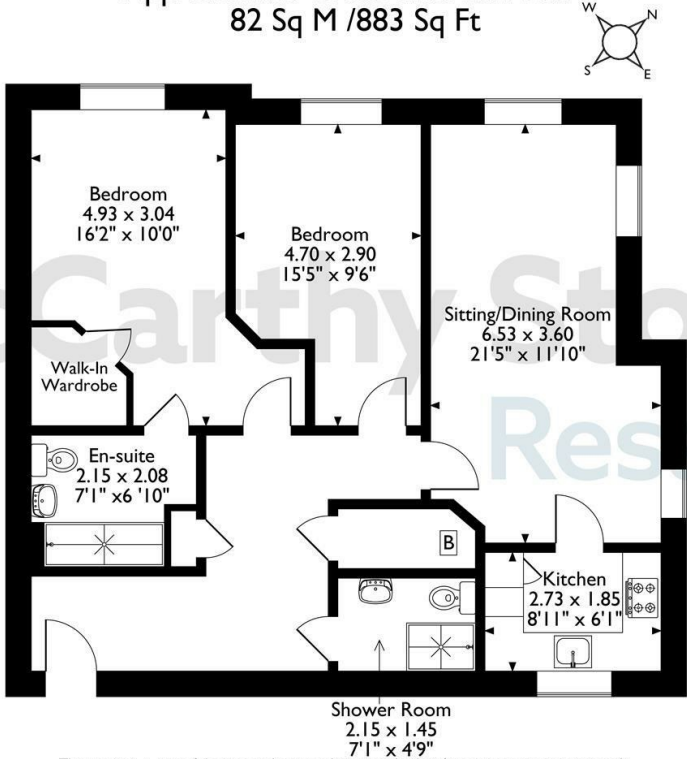
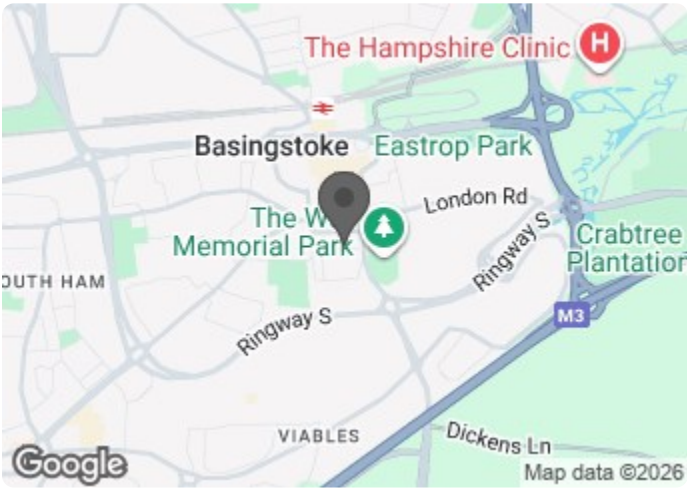


26 Emma Court, Southern Road, Basingstoke
Approximate Gross Internal Area
82 Sq M /883 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

26 Emma Court
Southern Road, Basingstoke, RG21 7QF



Asking price £295,000 Leasehold

A SUPERB and SPACIOUS apartment situated on the FIRST FLOOR of the popular McCarthy Stone Retirement Living development, Emma Court. The apartment boasts a SOUTHERLY FACING POSITION, TRIPLE ASPECT LIVING ROOM, TWO DOUBLE BEDROOMS and TWO MODERN SHOWER ROOMS.

Call us on 0345 556 4104 to find out more.

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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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



Emma Court, Southern Road, Basingstoke, RG21 7QF

Summary

With a traditional design, Emma Court subtly reflects its residential location. Ideally located for a range of excellent facilities. The apartments are designed with underfloor heating and walk in wardrobes in every apartment.

Emma Court communal facilities include a fully equipped laundry room, lift to all floors and a mobility scooter store with charging points. There is a Homeowners' lounge where you can relax, and double doors lead onto a patio surrounded by landscaped gardens. There is a House Manager on duty during office hours and the camera door entry system ensures peace of mind. You can rest easy in the knowledge that help is on hand with a 24 hour emergency call system provided by a personal pendant with a call point in the shower rooms.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with spy hole leads to the large entrance hall, where 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 large walk-in storage and airing cupboard. All other doors lead to the bedrooms, living room, shower room and an additional storage cupboard with shelving.

Living Room

A very well presented living/dining room boasting triple aspect, southerly facing windows, allowing natural light to flood in. Two ceiling light points, power points, TV & telephone points, partially double glazed door leads onto a separate kitchen.



Kitchen

Modern style kitchen with oak effect wall and base units and complimentary roll top work surfaces over. Stainless steel sink with chrome mixer tap sits below the window. There is an integrated fridge/freezer and fitted electric ceramic hob with extractor over. Space for a slimline dishwasher. Tiling to splash backs and contemporary ceiling lights.

Bedroom One

A spacious double bedroom with door to walk-in wardrobe, housing shelving and hanging rails. Useful additional built in wardrobes and cupboards for extra storage. Window, TV and phone point, ceiling lights.

En-Suite Shower Room

A wet room style shower room with walk-in level access shower and glass screen, WC, vanity unit with sink and mirror above. There are grab rails and tiled flooring and walls. Emergency pull cord.

Bedroom Two

Of good proportions, this second double bedroom could alternatively be used as a second reception room, hobby room or study. Window and ceiling lights.

Second Shower Room

A wet room style shower room with walk-in shower with grab rails, WC, pedestal wash basin with mirror above, tiled walls and floors.

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



2 Bed | £295,000

- 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 is £4,117.34 until 31/03/2026 , it does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)

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 House Manager on site for availability.

Lease Information

Lease Length: 125 years from 2013
Ground Rent: £495 p.a.
Ground rent review date: June 2028

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

