



Lady Susan Court, New Road, Basingstoke, RG21 7PF  
**Guide Price £195,000**



**CHEQUERS**  
Independent Estate Agents

## Lady Susan Court, New Road, Basingstoke, RG21 7PF

CHEQUERS are pleased to offer for sale this 1st floor retirement apartment for the over 70's. The property enjoys a prime location in the town centre with well maintained communal grounds, use of communal dining area and laundry room. The well balanced accommodation includes lounge/dining room with BALCONY overlooking the grounds, kitchen with fitted oven and hob, bedroom with built-in wardrobe and 4 piece bathroom suite. Residents also benefit from full time on site support. Viewing is strongly recommended. (draft particulars - awaiting vendors approval)

### COMMUNAL ENTRANCE HALL:

With reception desk, access to communal lounge area and dining room, lift and stairs to first floor landing, front door to -

### ENTRANCE HALL:

Access to lounge, bedroom & bathroom.

### STORAGE CUPBOARD:

7' max x 6'7 max (2.13m max x 2.01m max)

Appliance space, shelving, water tank.

### LOUNGE/DINING ROOM:

21'8" max x 12'11" max, 10'1" min (6.60m max x 3.94m max, 3.07m min)

Double glazed window, double glazed door to BALCONY overlooking the grounds, ornamental fireplace, part glazed door to -

### KITCHEN:

9'5" max x 7'1" max (2.87m max x 2.16m max)

Double glazed window, range of eye and base level unit, work surfaces, inset single drainer sink unit with mixer tap, fitted hob with extractor over, fitted oven with drawers below, integrated fridge/freezer, appliance space, tiled surrounds.

### BEDROOM:

12'7" max x 11'6" max (3.84m max x 3.51m max)

Double glazed window, built-in wardrobe.

### BATHROOM:

10' max, 7'8" min x 7'8" (3.05m max, 2.34m min x 2.34m)

Four piece suite comprising panel enclosed bath with hand rails, low level w.c., vanity unit with inset wash hand basin and cupboards below, walk-in shower with hand rail, tiled surrounds.

### COMMUNAL AREAS:

The residents have the use of a communal lounge, dining room and laundry room along with the well maintained gardens. There is a special mobility scooter store with individual charging points.

There is the opportunity to rent an under cover parking bay at £125.00 per 6 months.

### LEASE DETAILS:

We have been advised there are approximately 113 years remaining on the lease - commenced August 2013. Ground rent - £217.50 per six months - next review June 2028. Service charge - £766.00 per month (next review 01/04/25) which includes care support, wrist band alarm and 1 hour of cleaning a week if required. Prospective purchasers should clarify these details with their solicitor.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

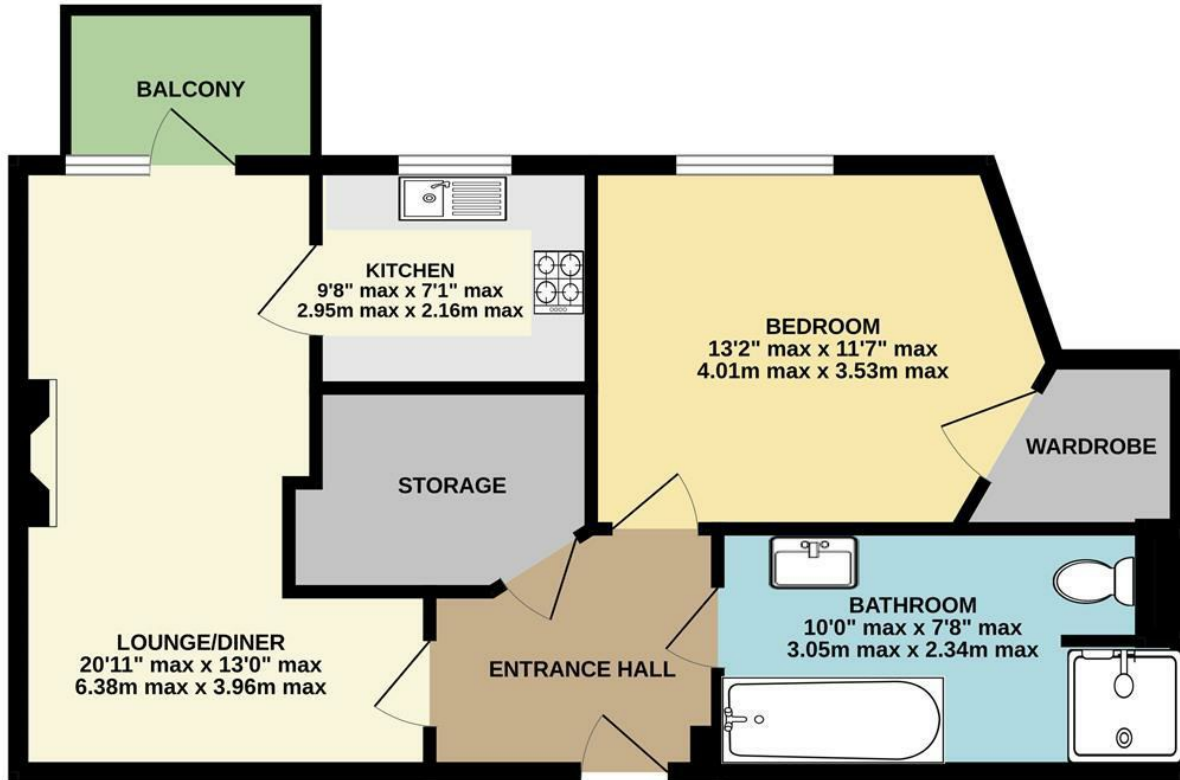
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



FIRST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are not to be taken as a guarantee as to their operability or efficiency call as to their operability or efficiency call.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	88
B (81-91)	89
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

