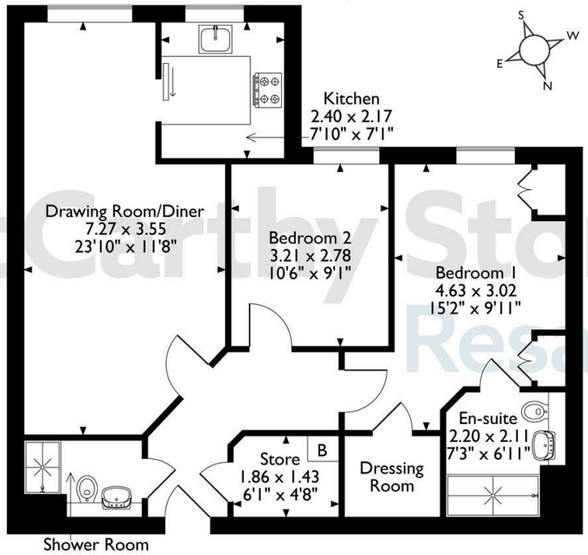
McCarthy Stone
Resales

Victory Court, Flat 16, 1A, Beaconsfield Road, Waterlooville, Hampshire
Approximate Gross Internal Area
71 Sq M/764 Sq Ft



First Floor

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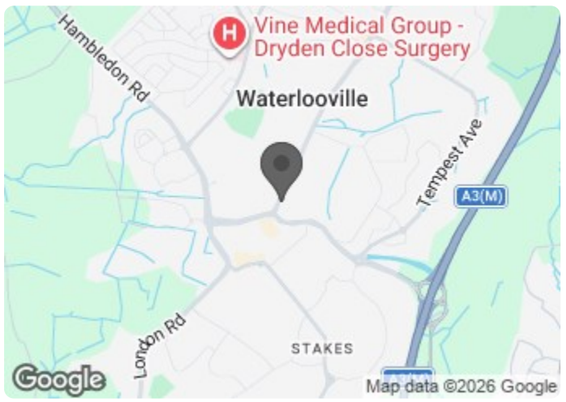
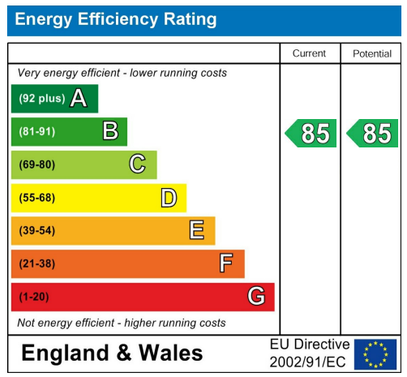
Council Tax Band: C





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. 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.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

16 Victory Court

Beaconsfield Road, Waterlooville, PO7 7FB

Asking price £220,000 Leasehold

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

A spacious TWO BEDROOM apartment situated on the FIRST FLOOR with a SOUTH WEST FACING PRIMARY ASPECT. This apartment features two DOUBLE bedrooms, TWO shower rooms, a spacious living area with a door to a fitted kitchen with INTEGRATED APPLIANCES. Victory Court, a McCarthy Stone retirement living development is nestled in Waterlooville and boasts landscaped gardens as well as a Homeowner's 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

2 Bed | £220,000

Victory Court
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, TWO BEDROOMS AND TWO BATHROOMS 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.

Living Room
A beautiful living room of good proportions benefitting from double glazed windows to rear aspect providing plenty of natural light. There is ample room for dining and comfortable seating. 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.

Master Bedroom
Double bedroom of good proportions. Ceiling lights, large walk-in wardrobe. Additional range of fitted wardrobes. TV and phone point. Underfloor heating with individual thermostat. Door leading to en-suite shower room.

Bedroom Two
Spacious second bedroom, neutrally decorated and carpeted throughout. Ceiling lights. TV and phone point. Underfloor heating with individual thermostat.

Shower Room
Fully tiled and fitted with suite comprising of 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

Service charge: £4,812.21 pa for financial year ending 31/03/2027

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 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.

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.