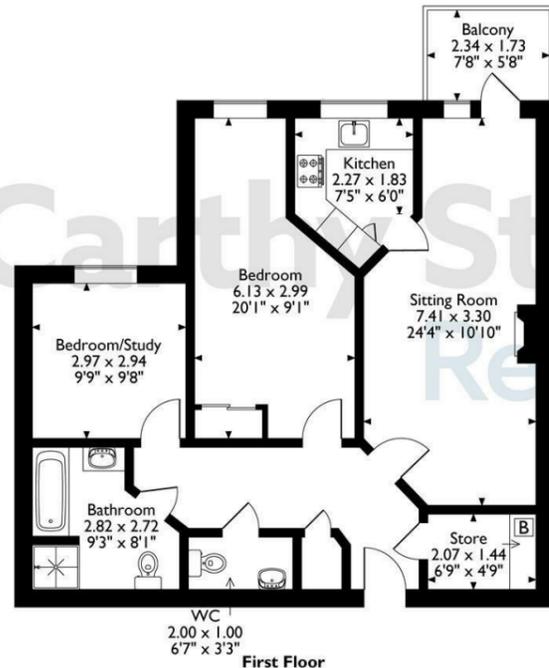


6 Lady Susan Court, New Road, Basingstoke, Hampshire  
Approximate Gross Internal Area  
77 Sq M/823 Sq Ft



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			
<b>England &amp; Wales</b>	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.

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.



**Call us on 0345 556 4104 to find out more.**

# Lady Susan, New Road, Basingstoke

## 2 bed | £315,000

### 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: £12,805.81 per annum (for financial year ending 31/03/2026).

We are completely transparent with our service charges for 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

