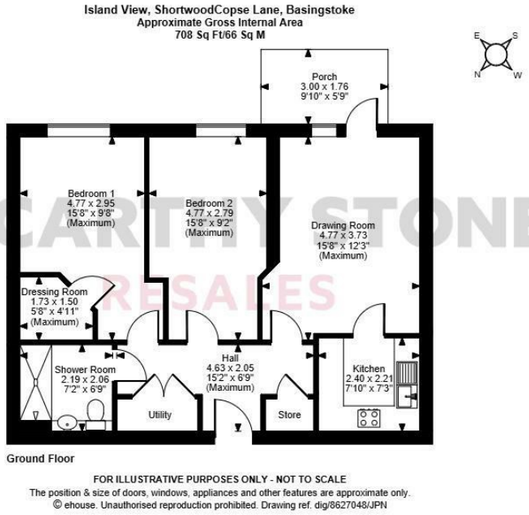
Excellent

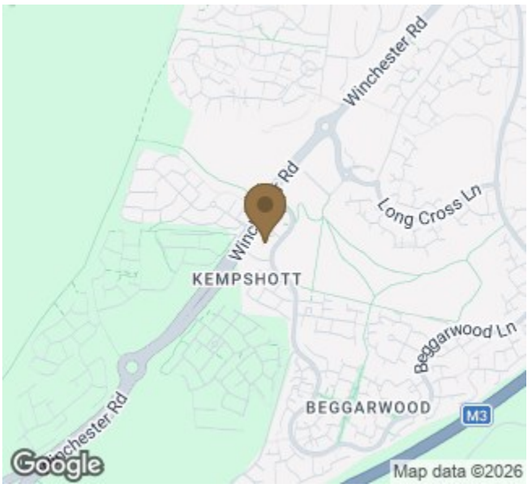
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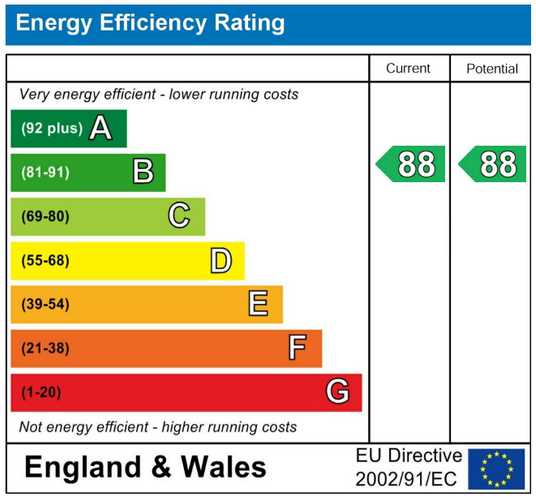
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11 Island View

Shortwood Copse Lane, Basingstoke, RG23 7GU

2 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Island View could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £350,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- House Manager
- 24 hour emergency call system
- Lift to all floors
- Communal lounge
- Landscaped gardens with seating areas
- Guest suite for family or friends
- Allocated car parking space
- Mobility scooter store with charging points
- Video entry system
- Modern and stylish environment

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. 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, wasted time or travel expenses. The details contained within this brochure 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.

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The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Island View, Basingstoke

2 | 1 | Asking price £350,000

Summary

Island View has been exclusively designed for the over 60's, this stunning development of 45 one and two bedroom retirement apartments is located on Shortwood Copse Lane in the residential suburb of Beggarwood in Basingstoke.
Offering everything you need to enjoy an active and independent retirement, benefitting from living in your own home, free from the worries of outside maintenance or gardening and with like-minded retirees as neighbours. There is also the added support that comes from having a dedicated House Manager during office hours to oversee the efficient running of this lovely development.

The stunning communal lounge opens out to a large south facing terrace a perfect space to relax or socialise. Visiting friends or family can book into the development's guest suite. Peace of mind comes from a 24 hour emergency call system, should assistance be required day or night.

Location: Island View is positioned in a sought-after suburban location on the edge of Basingstoke and has excellent transport links, yet is still surrounded by peaceful countryside. Numerous retail parks are dotted around Basingstoke and close to Island View, with a Lidl, Asda, Tesco and Morrisons all within a 10 minute drive away. The local Sainsbury's can be reached in 4 minutes by car or 15 minutes by foot, while a Co-operative Food and Boots pharmacy is just a 3 minute walk away.

Entrance Hall

Large entrance hall with a convenient utility cupboard with a washer/dryer, shelving and storage space. There is also a second walk-in storage cupboard with shelving. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors lead to; living room, both double bedrooms and the shower room.

Living room and patio

A bright and spacious living/dining room benefitting from a glazed patio door with windows to side opening to a large paved and covered patio with a southerly aspect. TV and BT points, Sky & Sky+ connection point. Ceiling lights, fitted carpets, raised electric power sockets. Part glazed door leading into a separate kitchen.

Kitchen

A modern and thoughtfully designed fully fitted kitchen with an extensive range of base and wall units and drawers in a high gloss finish with contrasting work surfaces. Modern 'Blanco' anthracite composite sink unit with mono lever tap and drainer. Waist level electric oven with space for microwave oven above, ceramic hob with an opaque glass splash back, stainless steel cooker hood and integral fridge freezer.

Bedroom One

Beautiful and spacious double bedroom with a large walk-in wardrobe housing rails and shelving benefitting from double glazed windows overlooking the landscaped gardens with a southerly aspect. Ceiling lights, TV and phone point.

Bedroom Two

A second double bedroom of excellent proportions. Raised electrical sockets, TV point, ceiling lights and a window with a southerly aspect.

Shower room

Part tiled walls, walk-in level access shower cubicle with thermostatically controlled shower, grab rails and glass screen, close coupled WC, vanity unit with inset wash hand basin with chromed lever mixer tap, mirror with light and shaver point and heated towel rail.

Car Parking

This apartment does not have an allocated car parking space.

Service Charge (Breakdown)

- Cleaning of communal areas and 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. To find out more about the service charges please contact your Property Consultant or House Manager to find out more.

Service charge: £4,309.19 per annum (for financial year ending 28/02/2027)

Leasehold

Lease of 999 years from the 1st January 2021
Ground Rent: £495.00 per annum
Ground Rent Review date: January 2036

Additional Information & Services

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

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













