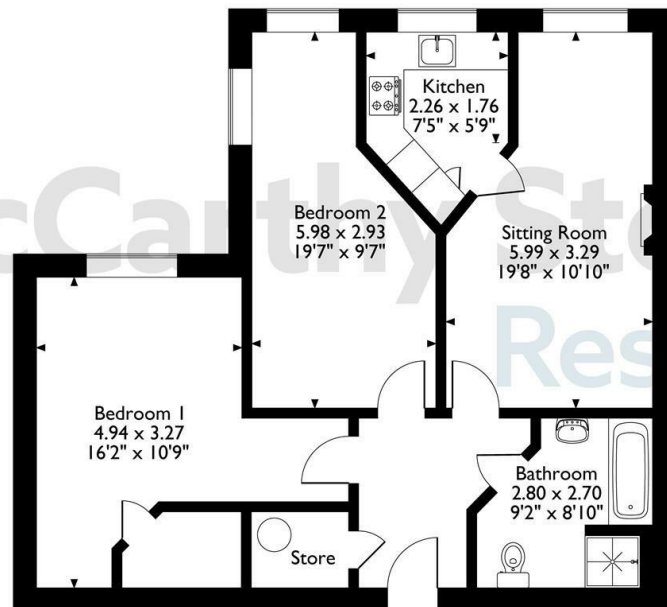
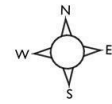


37 Lady Susan Court, New Road, Basingstoke, Hampshire
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



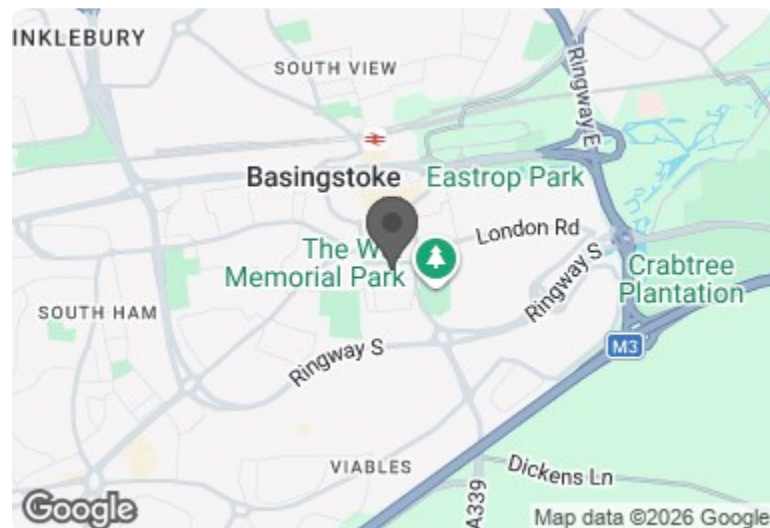
The position & size of doors, windows, appliances and other features are approximate only.
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37 Lady Susan Court
New Road, Basingstoke, RG21 7PF

**PRICE
REDUCED**



Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £265,000 Leasehold

****FULLY RE-DECORATED AND NEW CARPETS THROUGHOUT****

A beautifully bright and spacious TWO DOUBLE BEDROOM retirement apartment in the popular Retirement Living Plus development, Lady Susan Court, which offers excellent communal facilities to include a table service restaurant which serves freshly prepared meals daily. In addition, ONE HOUR OF DOMESTIC ASSISTANCE per week is included.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



Lady Susan Court, New Road, Basingstoke,

2 Bed | £265,000

PRICE
REDUCED

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, lounge, bedroom and bathroom with shower and bath. 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

Front door with spy hole leads to the; entrance hall - 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 walk in storage and airing cupboard,. Doors lead to the bedrooms, living room and bathroom.

Living/dining room

A very well presented and spacious living/dining room. Two ceiling light points, 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. Electrically operated window to front aspect.

Bedroom 1.

A double bedroom with door to walk-in double wardrobe. TV and phone point, ceiling lights.

Bedroom 2.

Good size second bedroom, ceiling lights, raised electric plug sockets, window to front.

Bathroom

Tiled and fitted bathroom with bath and separate walk-in shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip vinyl flooring. Emergency pull cord.

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: £13,198.22 per annum (for financial year ending 31/03/2027).

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
Lease 125 Years from 2013
Ground rent review: 2028

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 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



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