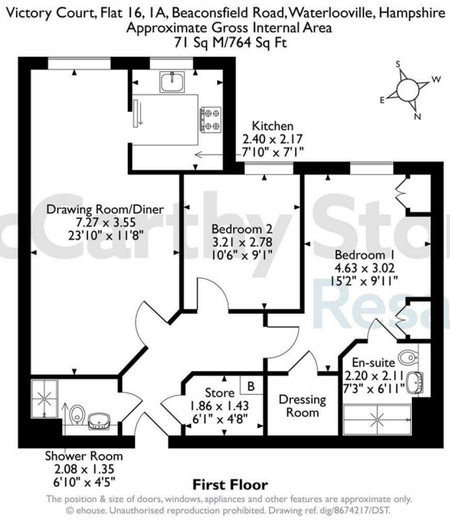
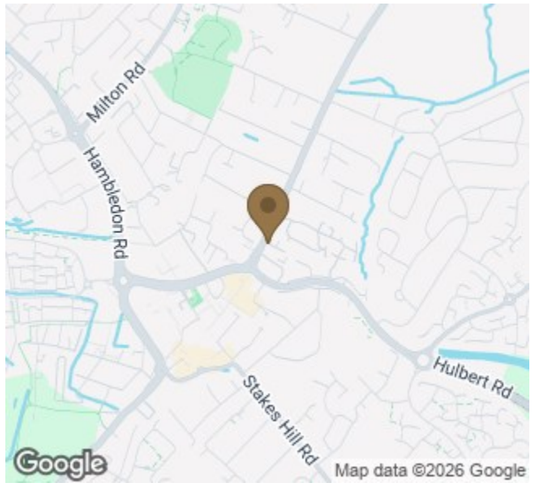
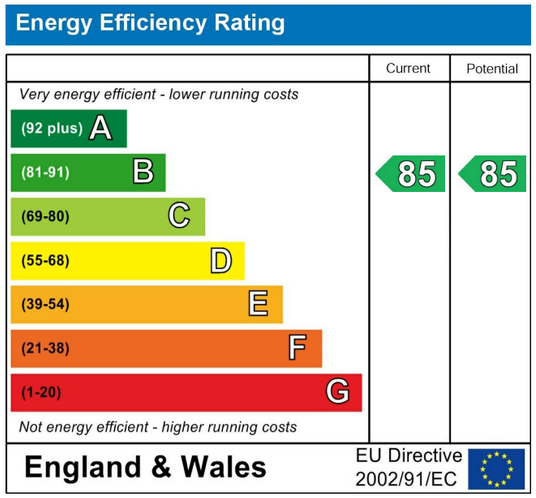
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







16 Victory Court

Beaconsfield Road, Waterlooville, PO7 7FB

2 2 Council Tax Band: C

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 16 Victory Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000
Leasehold

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

Why you'll love living here:

- House Manager
- 24 hour emergency call system
- Video entry system
- Lift to all floors
- Communal lounge
- Guest suite for family or friends
- Landscaped gardens
- Laundry room
- Mobility scooter store
- Close to bus routes and local amenities.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Victory Court, Waterlooville

2 | 2 | Asking price £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.

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.

Local Area
Victory Court is conveniently situated in Waterlooville, with a range of local amenities, shops, cafés and everyday essentials nearby. The town centre offers a variety of shopping and leisure facilities, while excellent transport links provide easy access to the surrounding Hampshire area. With local parks and green spaces close by, it's an ideal location for enjoying a relaxed and convenient retirement lifestyle.

Apartment Summary
This attractive two-bedroom apartment is located on the first floor and enjoys a desirable south-west-facing primary aspect, allowing you to make the most of the natural light throughout the day. The well-proportioned accommodation features two generous double bedrooms, two shower rooms and a spacious living area, providing plenty of room to relax and entertain. The separate fitted kitchen comes complete with integrated appliances, combining practicality with everyday convenience. Victory Court offers a range of appealing communal facilities designed to enhance retirement living, including beautifully landscaped gardens and a welcoming homeowners' lounge, where residents can socialise, meet friends and enjoy a variety of organised events and activities. A communal laundry room is also available for added convenience. Combining spacious accommodation, a sunny south-west-facing aspect and a friendly community atmosphere, this apartment offers an excellent opportunity to enjoy an independent and sociable retirement lifestyle in Waterlooville.

PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE

Social Lifestyle
The Communal Lounge is at the heart of the community at Victory Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

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.

Leasehold
Lease 125 years from 2012
Ground rent £495
Ground rent review: 2027

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.

Additional Information & Services
- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
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 speak with our Property Consultant today.













