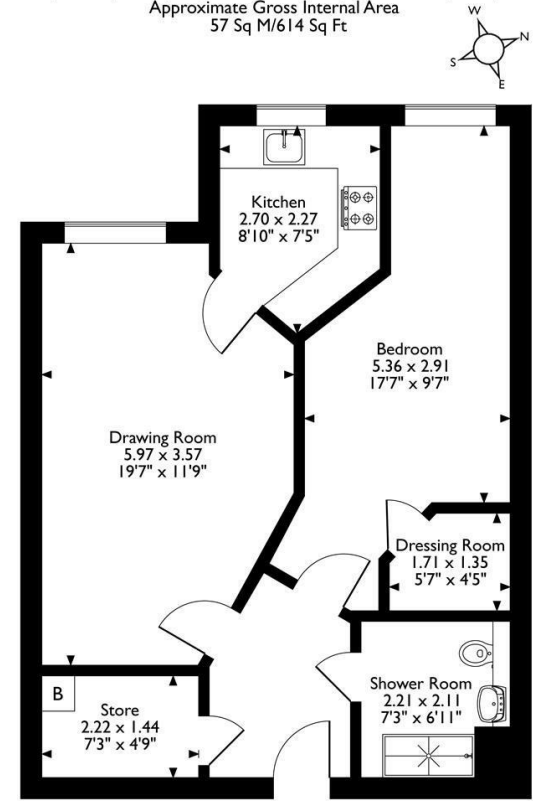


Victory Court, Flat 20, 1A, Beaconsfield Road, Waterlooville, Hampshire
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

20 Victory Court

Beaconsfield Road, Waterlooville, PO7 7FB



Asking price £150,000 Leasehold

A one bedroom second floor Retirement Living apartment benefitting from UNDERFLOOR HEATING and a WALK IN WARDROBE. The development benefits from a home owners lounge and a GUEST SUITE and is located close to local amenities.

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.



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Victory Court, Beaconsfield Road, Waterlooville, PO7 7FB

SUMMARY

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.

This unique apartment features a bespoke fully fitted kitchen, the living room has had bespoke wall units incorporating cupboards and shelving with a feature fireplace and a beautifully designed range of wardrobes to the bedroom. Internal doors have been replaced and the whole apartment is bright and airy benefitting from floor to ceiling windows with a southerly aspect in both the living room and the bedroom.

Victory Court is situated in Waterlooville, a popular residential neighborhood with a bustling town centre. Pedestrianised shopping areas including Wellington Way and Dukes Square reflect the town's links to its naval heritage.

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.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24 hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment

security door entry system with intercom and emergency pull cord are located in the hall. Doors lead to the bedroom, living room and bathroom.

LIVING/DINING ROOM

A bright and spacious living/dining room incorporating a feature fireplace with fitted electric fire. An abundance of natural light provided by a large full length window. TV and telephone points, ceiling downlights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostat.

KITCHEN

A fully fitted kitchen with tiled floor. A range of modern wall and base units with co-ordinated worktops and splashbacks, sink with drainer and mixer tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer.

BEDROOM

A large double bedroom which benefits from a walk in wardrobe, ceiling lights and a large window. TV and phone point. Underfloor heating with individual thermostat.

BATHROOM

Fully tiled and fitted with suite comprising of level walk in shower with glass screen and grab rails. WC, vanity unit with sink and mirror above, electric heated towel warmer, underfloor heating.

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

1 bed | £150,000

- communal areas
- Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance

Service charge: £2,943.52 annum (for financial year end 31/03/2026).

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 £425
Ground rent review: 2027

CAR PARKING PERMIT SCHEME

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.

Additional Information and Services

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

