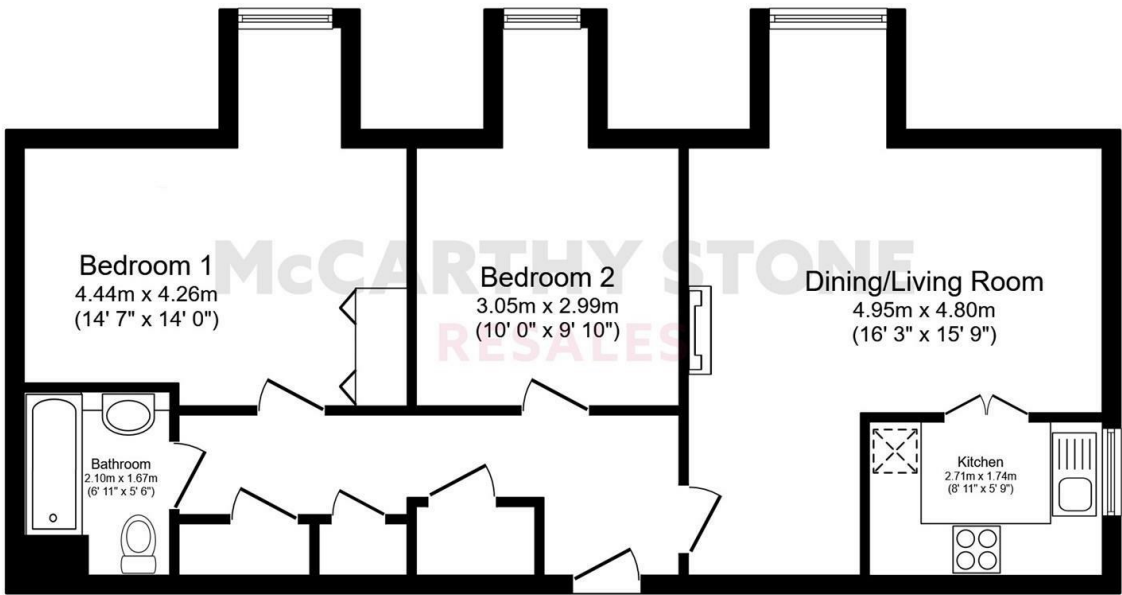


18 Radford Court

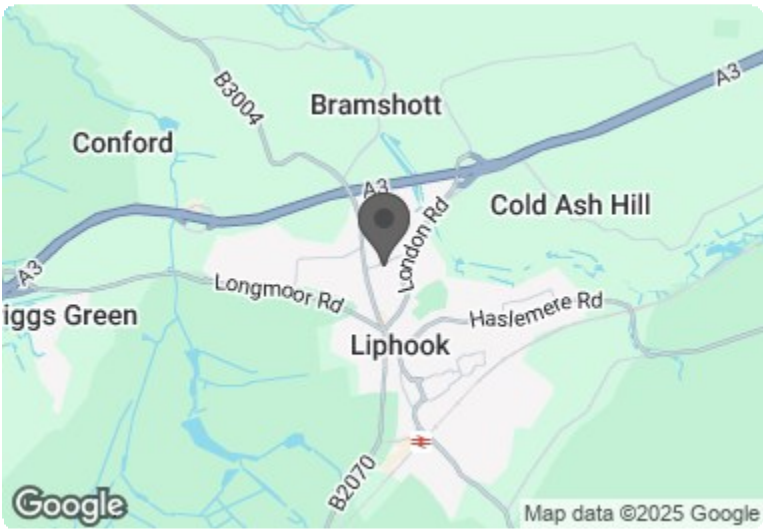
Tower Road, Liphook, GU30 7GR

PRICE
REDUCED



Total floor area 66.8 m² (719 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



PRICE REDUCTION

Asking price £170,000 Leasehold

A superb TWO DOUBLE BEDROOM retirement apartment, situated on the FIRST FLOOR of Radford Court, a McCarthy Stone Retirement Living development. The apartment boasts SPACIOUS accommodation through and a SOUTHERLY ASPECT.

The EXCELLENT COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, LIFT access to all floors, careline system for PEACE-OF-MIND, a Hotel style GUEST SUITE for visiting family and friends, LOVELY LANDSCAPED GARDENS, and more!

Call us on 0345 556 4104 to find out more.

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Radford Court, Tower Road, Liphook,

2 Bed | £170,000

PRICE
REDUCED

Development Overview

Radford Court was constructed in 2009 and consists of 25 purpose built Retirement apartments arranged over 3 floors, each served by a lift.

Designed for Retirement Living, communal facilities include a communal lounge for relaxing or socialising in with friends, wonderful communal gardens, a Hotel Style Guest suite for family and friends to stay in when visiting from afar. In addition there is a fully equipped laundry room and a mobility scooter bay,

There is a dedicated House Manager on site to manage the day to day running of the development during office hours, and you can feel safe and secure with the benefit of a 24/7 emergency call system and video door entry system.

The main shopping area in Liphook includes a library, chemist, hairdresser, supermarket, doctor and dentist. Radford Park is close by.

It is a condition of purchase that all Residents meet the age requirement of 60 years.

Entrance Hallway

Front door with spy hole leads to the entrance hall, where the 24-hour emergency response pull cord system is in place. From the hallway there is a door to a useful, walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedrooms, living room and bathroom.

Living Room

A very well presented and spacious lounge with feature fire surround and electric fire. TV and telephone points.

Two ceiling lights. Fitted carpets, raised electric power sockets. Electric panel heating. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with modern cupboards and work tops. Stainless steel sink with chrome mixer tap. Features include fitted electric oven, ceramic hob with extractor hood over, splash back and fitted fridge/freezer.

Bedroom One

Spacious double bedroom with fitted mirrored wardrobes. Ceiling lights, electric panel heating, raised power points, TV and telephone points.

Bedroom Two

Spacious double bedroom with ceiling lights, electric panel heating, raised power points, TV and telephone points.

Bathroom

Fully tiled and fitted with suite comprising of a bath with a shower over, WC, vanity unit with sink and mirror above.

Car Parking

Car parking is on a first come, first served basis.

Service Charge

- 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

redecorating 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, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £5,822.76 per annum (for financial year end 28/02/2026).

Lease Information

Lease Length: 125 years from 2009

Ground Rent £889 per annum

Ground Rent review: Jan-2029

Additional Information & Services

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

**** Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**** 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

