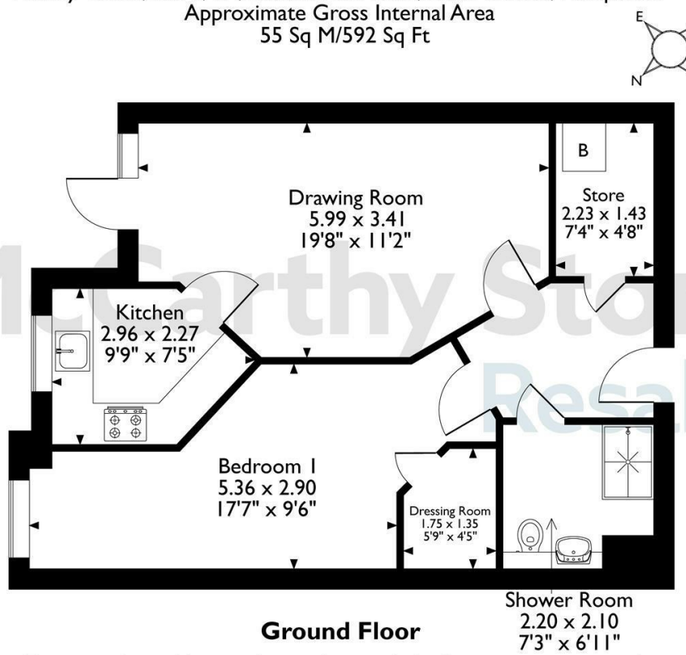
McCarthy Stone
Resales

Victory Court, Flat 2, 1A, Beaconsfield Road, Waterlooville, Hampshire
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Ground Floor

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

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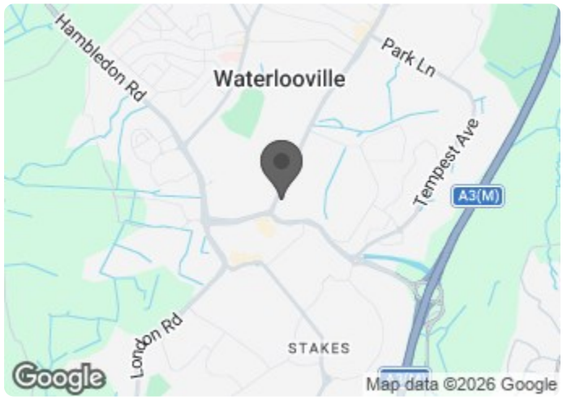
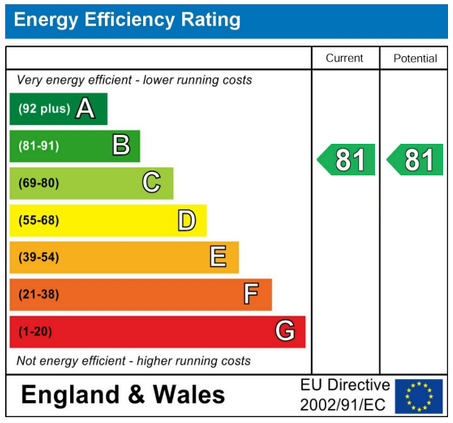
Council Tax Band: B





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

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The Property Ombudsman

McCarthy Stone
Resales

2 Victory Court

Beaconsfield Road, Waterlooville, PO7 7FB

Asking price £140,000 Leasehold

A spacious ONE bedroom apartment situated on the GROUND FLOOR. This apartment boasts a DOUBLE BEDROOM, fully fitted kitchen with INTEGRATED APPLIANCES, shower room, Living area and PATIO. Victory Court, a McCarthy Stone retirement living development benefits from a homeowners lounge, GUEST SUITE and is located close to local amenities.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

Victory Court, Beaconsfield Road, Waterlooville, PO7 7FB

1 bed | £140,000

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.

Victory Court is situated in Waterlooville, a popular residential neighbourhood with a bustling town centre. Pedestrianised shopping areas including Wellington Way and Dukes Walk 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.

LIVING/DINING ROOM
A bright and spacious living/dining room incorporating a feature fireplace with fitted electric fire which provides an attractive focal point to the room. TV and telephone points, two ceiling light points. Fitted carpets, raised electric power sockets. Double glazed french door leading to patio area.

KITCHEN
A fully fitted kitchen with tiled floor. A range of modern wall and base units with co-ordinated worktops and spashbacks, 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; 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 communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The annual service charge is £2,943.52 for the financial year ending 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 1st Jan 2012
Ground rent £425 per annum
Ground rent review: 1st Jan 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.

Moving Made Easy & Additional Information
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

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