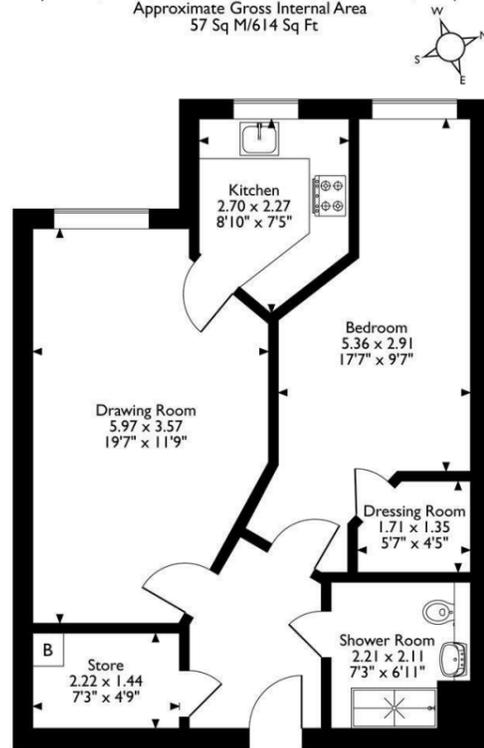


Victory Court, Flat 20, 1A, Beaconsfield Road, Waterlooville, Hampshire
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



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



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.

Call us on 0345 556 4104 to find out more.

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

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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

