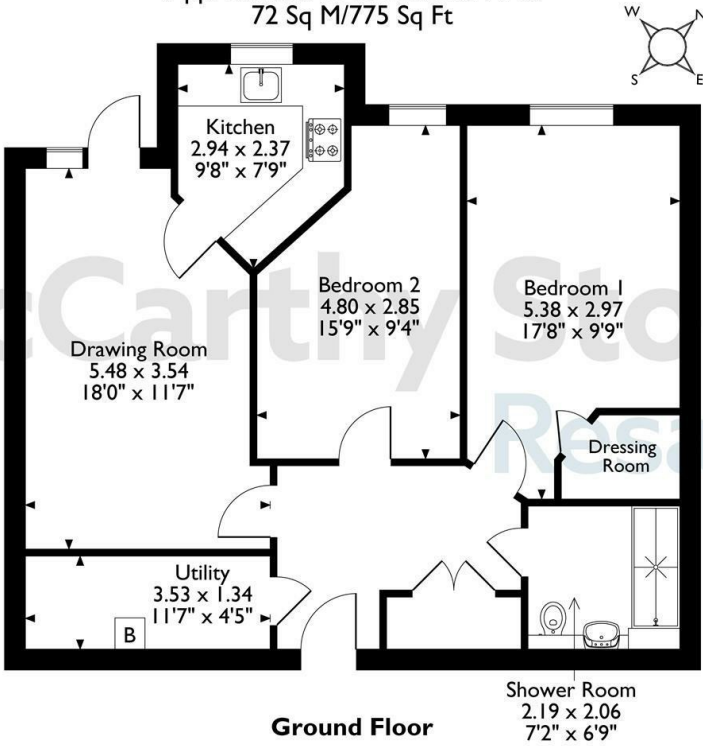
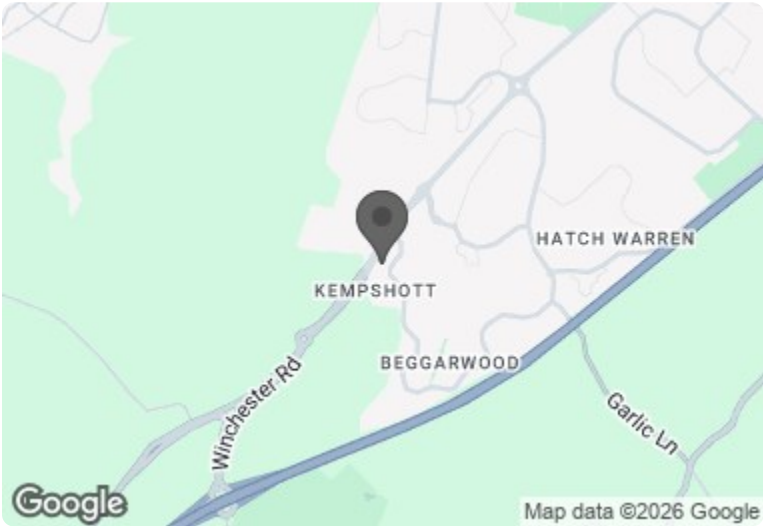


6 Island View, Shortwood Copse Lane, Basingstoke, Hampshire
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(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		

6 Island View

Shortwood Copse Lane, Basingstoke, RG23 7GU



PRICE REDUCTION

Asking price £335,000 Leasehold

FRESHLY DECORATED AND NEW CARPETS THROUGHOUT
An amazing bright and spacious GROUND FLOOR apartment with TWO DOUBLE BEDROOMS, large living room with glazed door leading to a PRIVATE PATIO AREA, modern fully fitted kitchen, shower room, utility room and a master bedroom benefiting from a walk in wardrobe.

Call us on 0345 556 4104 to find out more.

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

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Shortwood Copse Lane, Basingstoke

2 Bed | £335,000

Summary
Island View has been exclusively designed for the over 60's, this stunning development of 45 one and two bedroom retirement apartments is located on Shortwood Copse Lane in the residential suburb of Beggarwood in Basingstoke. Offering everything you need to enjoy an active and independent retirement, benefitting from living in your own home, free from the worries of outside maintenance or gardening and with like-minded retirees as neighbours. There is also the added support that comes from having a dedicated House Manager during office hours to oversee the efficient running of this lovely development.

The stunning communal lounge opens out to a large south facing terrace a perfect space to relax or socialise. Visiting friends or family can book into the development's guest suite. Peace of mind comes from a 24 hour emergency call system, should assistance be required day or night.

Location: Island View is positioned in a sought-after suburban location on the edge of Basingstoke and has excellent transport links, yet is still surrounded by peaceful countryside. Numerous retail parks are dotted around Basingstoke and close to Island View, with a Lidl, Asda, Tesco and Morrisons all within a 10 minute drive away. The local Sainsbury's can be reached in 4 minutes by car or 15 minutes by foot, while a Co-operative Food and Boots pharmacy is just a 3 minute walk away.

Entrance Hall
Large entrance hall with a convenient utility cupboard with a washer/dryer, shelving and storage space. There is also a second walk-in storage cupboard with shelving. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors lead to; living room, both double bedrooms and the shower room.

Living room and patio
A bright and spacious living/dining room benefitting from a glazed patio door with windows to side opening to a large paved and covered patio with a southerly aspect. TV and BT points, Sky & Sky+ connection point. Ceiling lights, fitted carpets, raised electric power sockets. Part glazed door leading into a separate kitchen.



Kitchen
A modern and thoughtfully designed fully fitted kitchen with an extensive range of base and wall units and drawers in a high gloss finish with contrasting work surfaces. Modern 'Blanco' anthracite composite sink unit with mono lever tap and drainer. Waist level electric oven with space for microwave oven above, ceramic hob with an opaque glass splash back, stainless steel cooker hood, integral dish washer and integral fridge freezer.

Bedroom One
Beautiful and spacious double bedroom with a large walk-in wardrobe housing rails and shelving benefitting from double glazed windows overlooking the landscaped gardens with a southerly aspect. Ceiling lights, TV and phone point.

Bedroom Two
A second double bedroom of excellent proportions. Raised electrical sockets, TV point, ceiling lights and a window with a southerly aspect.

Shower room
Part tiled walls, walk-in level access shower cubicle with thermostatically controlled shower, grab rails and glass screen, close coupled WC, vanity unit with inset wash hand basin with chromed lever mixer tap, mirror with light and shaver point and heated towel rail.

Service Charge (Breakdown)

- Cleaning of communal areas and 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 Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. To find out more about the service charges please contact your Property Consultant or House Manager to find out more.



Service charge: £4,309.19 per annum (for financial year ending 28/02/2027)

Leasehold
Lease of 999 years from the 1st January 2021
Ground Rent: £495.00 per annum
Ground Rent Review date: January 2036

Car Parking
This apartment does not have an allocated car parking space.

Additional Information & Services

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

**** Entitlements Service**** Check out benefits you may be entitled to.
**** 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



PRICE
REDUCED