

McCARTHY STONE RESALES

19 LADY SUSAN COURT NEW ROAD, BASINGSTOKE, RG21 7PF



COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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A beautiful and spacious one bedroom, first floor apartment with a dual aspect living room within this highly sought after retirement living development. The facilities include a convenient table service restaurant and well maintained landscaped gardens with a southerly aspect.

ASKING PRICE £160,000 LEASEHOLD

For further details, please call **0345 556 4104**
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NEW ROAD, BASINGSTOKE

1 BED | £160,000

SUMMARY

Lady Susan Court was built by McCarthy and Stone and is a purpose built Retirement Living Plus development. This apartment has a fully fitted kitchen, spacious living room, double bedroom with fitted wardrobe and bathroom with shower and bath. Facilities include light and airy communal spaces making the most of natural light, you can relax in the homeowners' lounge which has doors leading to a large patio area surrounded by landscaped gardens, there is a table service restaurant serving lunch time meals. The communal areas extend to a laundry room, where you can wash, dry and iron your clothes and a mobility scooter store where you can also charge your vehicle.

The camera door entry system ensures complete peace of mind. You can rest easy in the knowledge that help is a moment away if you need it with a 24 hour emergency call system provided by a personal pendant with a call point in the bathroom and entrance hall.

One hour of domestic support per week is included in the service charge at Lady Susan Court with additional care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

ENTRANCE HALL

Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response system is in place. Illuminated light

switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

A very well presented and spacious double aspect living/dining room. Feature fire and surround. Three ceiling light points, raised power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted modern style kitchen with a good range of floor and wall units with contrasting worktops. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a waist height electric oven. There is also a fitted electric ceramic hob with extractor over and tiled splashbacks. Electronically operated window for ease of use.

BEDROOM

A double bedroom of good proportions with built-in double wardrobe with sliding doors. Ample space for additional bedroom furniture. TV and phone point, raised power points, ceiling lights.

BATHROOM

Tiled and fitted bathroom with panel enclosed bath and separate walk-in level access shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non slip flooring. Emergency pull cord.

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

We are completely transparent with our service charges for running the development. They do not cover external costs such as your Council Tax, electricity or TV, but do include the cost of your Estate Manager, 24 hour staffing and kitchen/restaurant staff. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £7,433.28 p.a (for financial year ending 31/03/23)

LEASEHOLD

Ground Rent £435.00 p.a
Lease 125 Years

CAR PARKING

Parking is by allocated space, 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 Estates Manager on site for availability.

