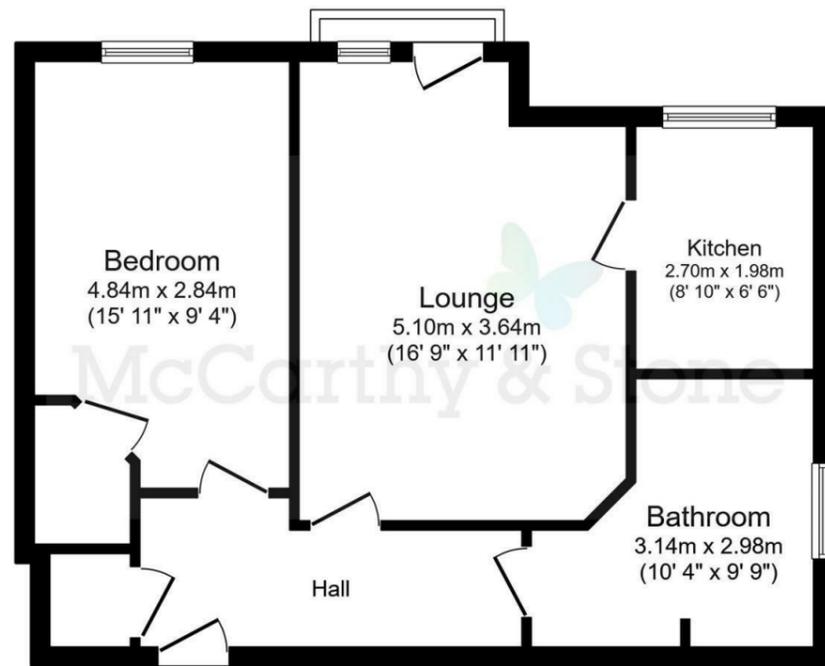


McCARTHY STONE RESALES

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



Total floor area 53.7 sq.m. (578 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C

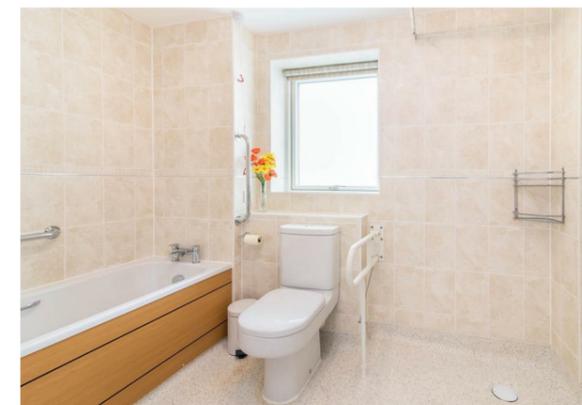


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	84

McCARTHY STONE RESALES

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Absolutely beautiful, recently redecorated throughout, upgraded kitchen with Magnet solid oak door and drawer fronts and granite effect worktops, Sharpe built-in bedroom furniture just makes this an amazing one bedroom apartment within this retirement living plus development.

Has to be viewed to fully appreciate the quality and beauty.

PRICE REDUCTION

ASKING PRICE £195,000 LEASEHOLD

For further details, please call **0345 556 4104**

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NEW ROAD, BASINGSTOKE

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, lounge, bedroom 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. This room has doors leading to a patio surrounded by landscaped gardens and 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 mobility scooter.

Our 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.

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.

This beautifully presented one bedroom, second floor apartment has been tastefully enhanced. Completely redecorated in 2020, the bedroom benefits from the addition of built in Sharpe bedroom furniture, the kitchen is also a work of art as it has undergone an extensive makeover with Magnet solid oak cupboard and drawer fronts with contrasting handles and granite effect worktops. An integral dishwasher, oven with pyrolysis cleaning, built in microwave oven and an induction hob.

ENTRANCE HALL

Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response pull cord 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 spacious and very well presented living/dining room with a glazed patio door with windows to side opening to a juliet balcony. Feature fireplace. Two ceiling light points, raised power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

KITCHEN

This is a truly stunning newly refurbished fully fitted modern style kitchen. Recently added Magnet solid oak cupboard and drawer fronts with contrasting handles with granite effect worktops. An integral dishwasher, oven with pyrolysis cleaning, built in microwave oven and an induction hob, extractor hood and splashback. Contemporary ceiling lights. Inlaid sink and drainer with chrome mixer tap. There is an integrated fridge/freezer.

BEDROOM

A beautiful double bedroom of good proportions with a walk in wardrobe housing rails and shelving. The previous owner has tastefully enhanced the bedroom with built-in Sharpe furniture. TV and phone point, ceiling lights

BATHROOM

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

1 BEDROOMS £195,000

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, gas and electricity or TV, but do include the cost of your Estate Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

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.

