



McCarthy & Stone
RESALES



7 Emma Court Southern Road, Basingstoke, RG21 7QF
Asking price £335,000 LEASEHOLD

For further details
please call 0345 556 4104

7 Emma Court Southern Road, Basingstoke, RG21 7QF

A SPACIOUS TWO BEDROOM, GROUND FLOOR RETIREMENT APARTMENT, FEATURING DOORS TO PATIO FROM LIVING ROOM AND BOTH BEDROOMS.

Summary

With a traditional design, Emma Court subtly reflects its residential location. Ideally located for a range of excellent facilities. The apartments are designed with underfloor heating and walk in wardrobes in every apartment. There is a House Manager on duty.

Emma Court communal facilities include a fully equipped laundry room, lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge where you can relax. this room has double doors leading onto a patio surrounded by landscaped gardens. Each apartment has a fully fitted kitchen, built in oven and fridge freezer. The camera door entry system ensures complete peace of mind. You can rest easy in the knowledge that help is on hand with a 24 hour emergency call system provided by a personal pendant with a call point in both bathrooms.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with spy hole leads to the entrance hall where the 24 hour Tunstall emergency response system is located together with the Emma Court Secure entry system controls. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk-in storage and airing cupboard. Doors lead to the bedrooms, living room and shower room.

Living Room

A well presented living/dining room, with double glazed door leading out to a patio area. Two ceiling light points, power points. TV & telephone points. A partially glazed door leads onto a separate kitchen.

Kitchen

A fully fitted kitchen with modern cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap, sits beneath the double glazed window. There is an integrated fridge/freezer and a fitted electric oven. There is also a fitted electric ceramic hob with extractor over and partially tiled walls.

Bedroom One

A spacious double bedroom with a walk-in wardrobe and double glazed door to front. TV and phone point & ceiling lights. Door to En-suite Shower Room.

En-Suite Shower Room

A wet room style en-suite with walk-in shower, WC, vanity unit with sink and mirror above. There are grab rails and ceramic tiled flooring and walls & emergency pull cord.

Bedroom Two

Good size second bedroom with double glazed door to front. Could alternatively be used as a separate dining room or office.

Second Shower Room

A wet room style shower room with walk-in shower

cubicle, WC, pedestal wash basin, grab rails, fully tiled walls and flooring.

Service Charge

- 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 Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Car Park Permit Scheme (subject to availability)

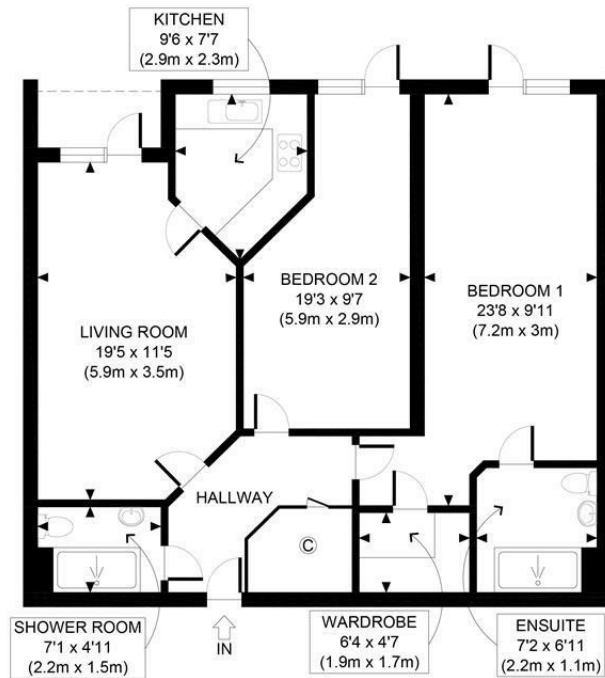
Parking is by allocated space, subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

125 Years from 2013







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 891 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 891 SQ FT / 83 SQM	Emma Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 03/10/20
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

