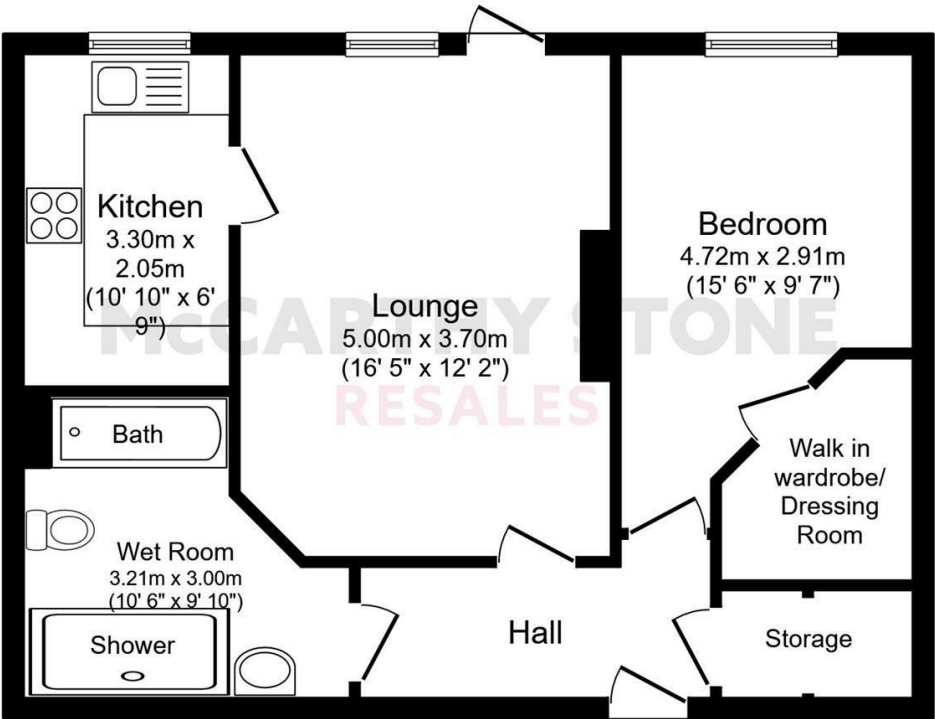


2 Lady Susan Court

New Road, Basingstoke, RG21 7PF



Total floor area 56.7 m<sup>2</sup> (610 sq.ft.) approx  
Printed Contact Details...  
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:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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	

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Asking price £220,000 Leasehold

\* FULLY REDECORATED WITH NEW CARPETS THROUGHOUT\*  
A FANTASTIC GROUND FLOOR, ONE BEDROOM RETIREMENT APARTMENT, BENEFITTING FROM HAVING DIRECT ACCESS TO THE COMMUNAL GARDENS. This Retirement Living PLUS development offers excellent on site facilities, including a table service restaurant which serves freshly prepared meals daily.

Call us on 0345 556 4104 to find out more.



# Lady Susan Court, New Road, Basingstoke

## Summary

Lady Susan Court was built by McCarthy and Stone and is a purpose built Retirement Living Plus development. The apartment has a fully fitted kitchen, a lounge, one bedroom and a bathroom with shower, bath and WC. 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.

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.

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

The front door with spy hole leads to the entrance hall where the 24 hour Tunstall emergency response pull cord system is in place, together with illuminated light switches and smoke detector. From the hallway there are doors leading to the bedroom, living room, wet room, and a walk in storage and airing cupboard.

## Living Room with garden access

A very well presented and spacious living/dining room that benefits from having a glazed patio door with

windows to side opening onto the landscaped gardens with it's own patio area. Feature fire surround with coal effect electric fire. Two ceiling light points, raised power points. TV & telephone points. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted modern style kitchen. 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. There is a fitted dishwasher. Electrically operated window overlooking the landscaped gardens.

## Bedroom

A spacious double bedroom with walk in wardrobe/dressing room. TV and phone point, ceiling lights and power points. Window overlooking landscaped gardens.

## Bathroom

Tiled and fitted wet room style with a level access walk-in shower. panel enclosed bath with mixer taps. Toilet, vanity unit with cupboard beneath, wash basin with mirror and light above. There are grab rails and non slip vinyl flooring. Emergency pull cord.

## 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.

## 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

# 1 bed | £220,000

- 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

Service charge of £9,554.54 per year (until financial year ending 31/03/2026).

We are completely transparent with our service charges for running the development. They do not cover external costs such as your Council Tax, 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.

## Lease Information

Lease Length: 125 years from 2014  
Ground Rent: £510 per annum  
Ground rent review: Jun-28

## Additional Information & Services

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

