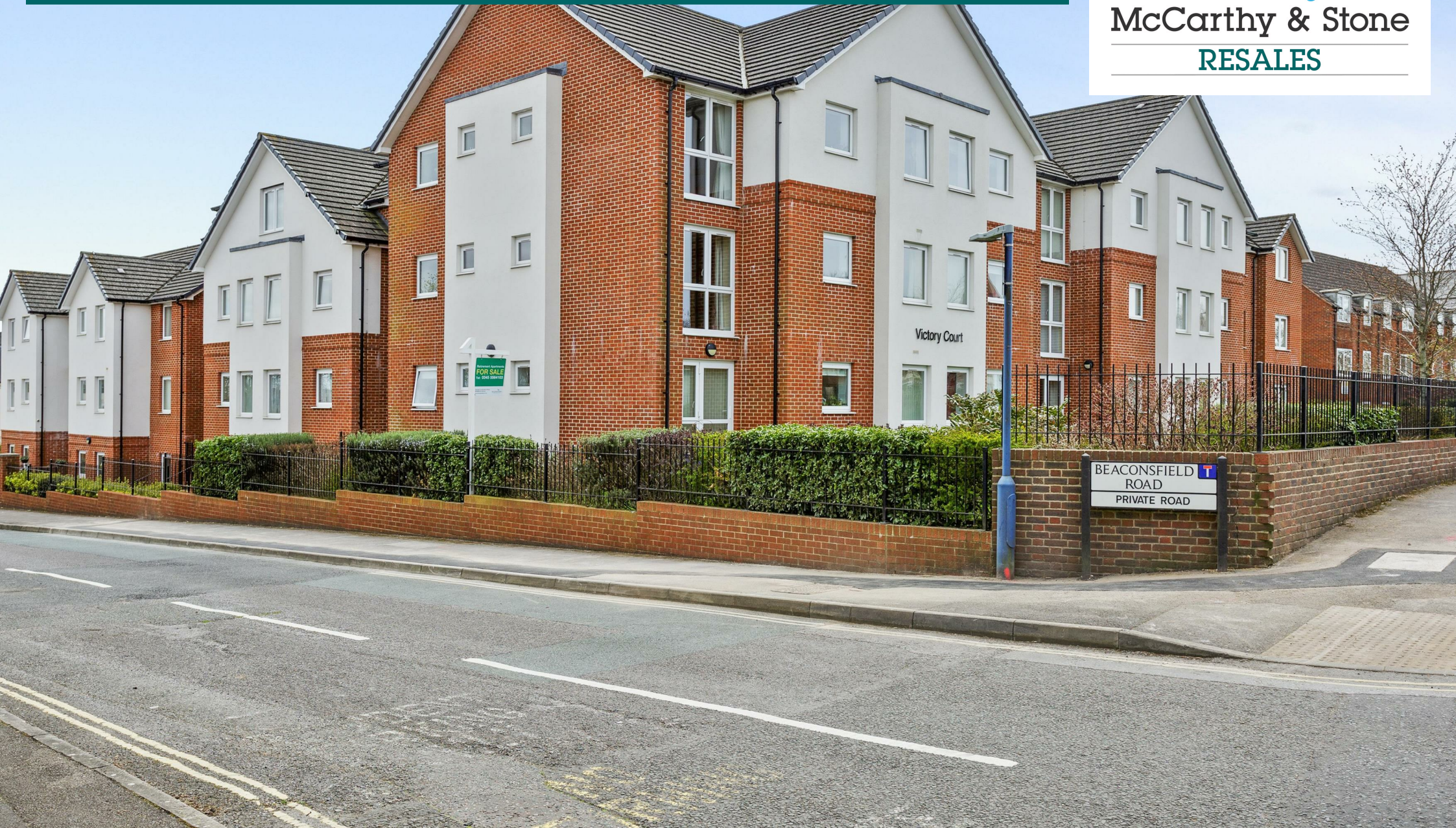


# PRICE REDUCTION



McCarthy & Stone  
RESALES



34 Victory Court Beaconsfield Road, Waterlooville, PO7 7FB  
Asking price £250,000 Leasehold

For further details  
please call 0345 556 4104



## 34 Victory Court Beaconsfield Road, Waterloooville, PO7 7FB

A fantastic retirement living apartment built for independent living close to local amenities for the over 60s.

### Summary

Victory Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 39 one and two bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24 hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, bathroom and underfloor heating. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking - permit scheme applies, check with the House Manager for availability.

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

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24 hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are located in the hall. Doors lead to the bedrooms, living room and shower room.

### Living Room

A beautiful living room of good proportions benefitting

from full length double windows providing plenty of natural light. Feature fire surround with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostat. Partially glazed door leads onto a separate kitchen.

### Kitchen

Modern fully fitted kitchen with tiled floor and tiled splashbacks. Stainless steel sink with chrome mixer tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer.

### Bedroom 1.

Double bedroom of good proportions. Ceiling lights, large walk-in wardrobe. Additional range of fitted wardrobes. TV and phone point. Underfloor heating with individual thermostat. Full length double windows.

### Bedroom 2.

Spacious second bedroom. Ceiling lights. TV and phone point. Underfloor heating with individual thermostat.

### Shower Room

Fully tiled and fitted with suite comprising of shower cubicle and glass screen, grab rails, WC, vanity unit with sink and mirror above, electrically heated towel rail. Underfloor heating with individual thermostat.

### 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

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, your water rates, the 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

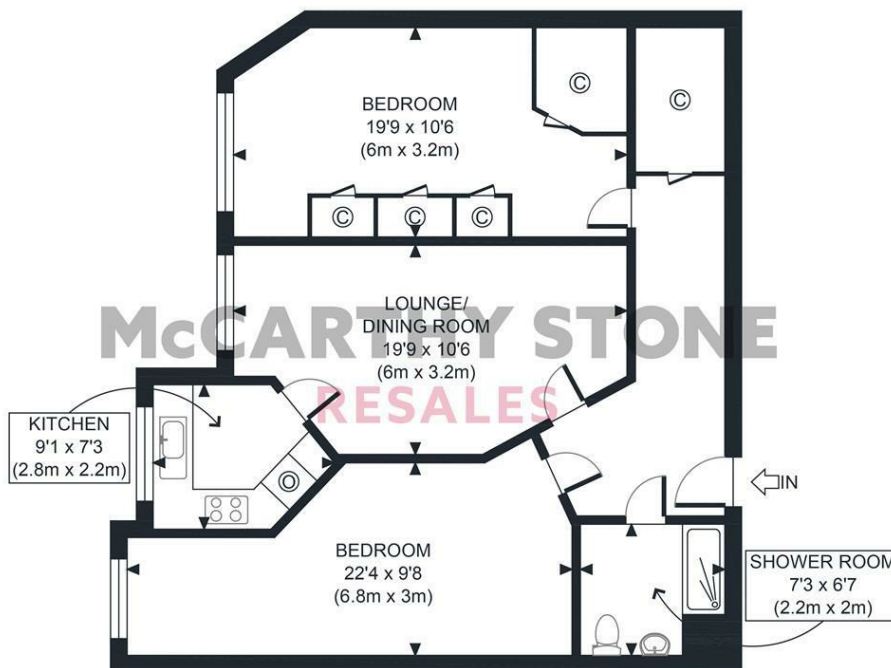
### Leasehold

Lease 125 years from 2012  
Ground rent £495

### Car Parking

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.





GROSS INTERNAL  
FLOOR AREA 834 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 834 SQ FT / 77 SQM	Victory 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 09/04/21
	photoplan



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

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](mailto:resales@mccarthyandstone.co.uk)

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