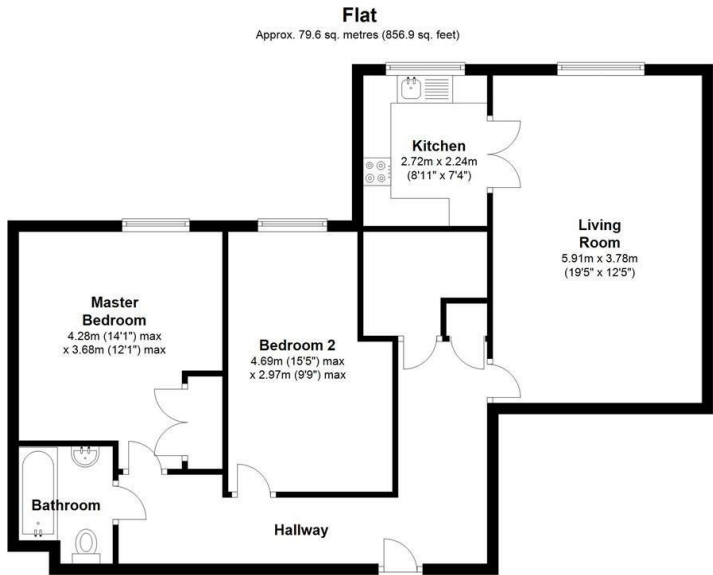


McCARTHY STONE
RESALES

26 RADFORD COURT
TOWER ROAD, LIPHOOK, GU30 7GR



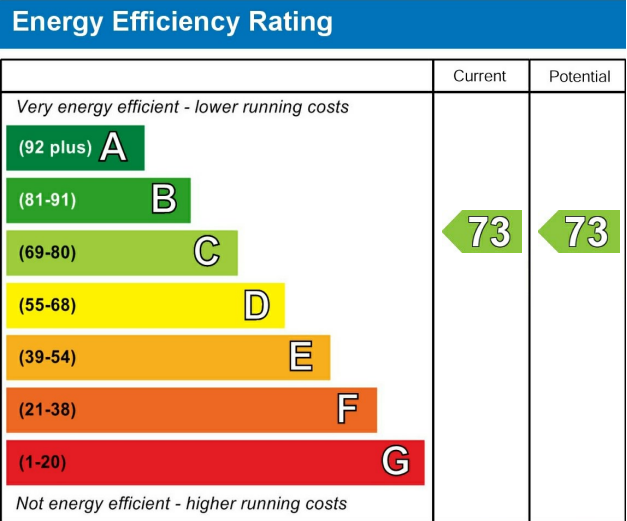
A very spacious TWO BEDROOM retirement apartment for the over 60s.



Total area: approx. 79.6 sq. metres (856.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

COUNCIL TAX BAND: C



McCARTHY STONE
RESALES

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RADFORD COURT, TOWER ROAD,

2 BEDROOMS £190,000

SUMMARY

Radford Court was constructed in 2009 and consists of 25 purpose built Retirement apartments arranged over 3 floors each served by a lift. Designed for Retirement Living, communal facilities include a fully equipped laundry room, guest suite, mobility scooter bay, Homeowners lounge and landscaped gardens. The camera door entry system ensures peace of mind and the 24 hour emergency call system is provided by a personal pendent with call points in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty. The main shopping area in Liphook includes a library, chemist, hairdresser, supermarket, doctor and dentist. Radford Park is close by. It is a condition of purchase that all Residents 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 and airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedrooms, living room and bathroom.

LOUNGE

Spacious lounge. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric

power sockets. Electric panel heating. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with modern cupboards and work tops. Stainless steel sink with chrome mixer tap. Features include fitted electric oven, ceramic hob with extractor hood over, splash back and fitted fridge/freezer.

BEDROOM ONE

Spacious double bedroom with fitted wardrobes. Ceiling lights, panel heating, raised power points, TV and telephone points.

BEDROOM TWO

Raised power points. Panel heating.

BATHROOM

Fully tiled and fitted with suite comprising of bath with shower over, WC, vanity unit with sink and mirror above.

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

Service charge: £4,628.88 p.a (for financial year end 28/02/2023).

Ground rent £495 p.a reviewed 01/2024

CAR PARKING

Car parking is on a first come, first served basis.

