



APPROX. GROSS INTERNAL FLOOR AREA 526 SQ FT / 49 SQM	Radford 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 31/05/22
	photoplans

COUNCIL TAX BAND: B



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.



McCARTHY STONE
RESALES

2 RADFORD COURT
TOWER ROAD, LIPHOOK, GU30 7GR



NO STAMP DUTY TO BE PAID ON THIS PURCHASE.
ONE BEDROOM, GROUND FLOOR WITH DOOR TO PATIO,
RETIREMENT APARTMENT FOR THE OVER 60S

ASKING PRICE £160,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

RADFORD COURT, TOWER ROAD, LIPHOOK

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 pendant 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 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 bedroom, living room and bathroom.

LIVING/ DINING ROOM WITH PATIO DOOR

A very well presented spacious lounge with feature fire surround and electric fire. TV and

telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Electric panel heating. A double glazed door leads out to the patio area with room for a small table and chairs and plant pots. 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

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

SHOWER ROOM

Fully tiled and fitted with suite comprising of shower, 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

1 BED | £160,000

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.

The service charge for this property is £3,085.92 p.a. up to financial year end 28/02/2023.

CAR PARKING

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

LEASE

125 Years from 2009
Ground Rent £425 p.a.
Ground Rent Review Date: Jan 2024

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