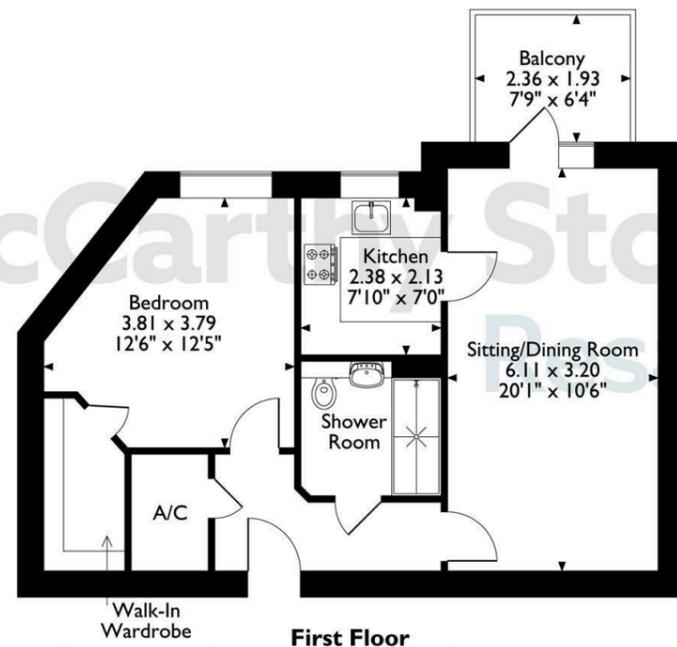


12 Emma Court, Southern Road, Basingstoke, Hampshire  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



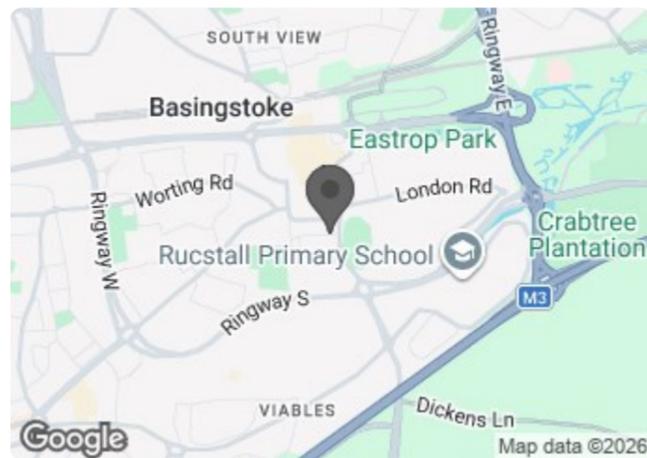
The position & size of doors, windows, appliances and other features are approximate only.  
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## 12 Emma Court

Southern Road, Basingstoke, RG21 7QF



### Council Tax Band:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>89</b>	<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Asking price £225,000 Leasehold

A superb ONE DOUBLE BEDROOM apartment situated on the FIRST FLOOR of the popular McCarthy Stone Retirement Living development, Emma Court.

With spacious accommodation throughout, the property boasts a spacious Living Dining room with door leading to a WALK-OUT BALCONY which overlooks the COMMUNAL GARDENS, as well as a MODERN KITCHEN and contemporary SHOWER ROOM.

The excellent communal facilities include a HOMEOWNERS LOUNGE where social events take place and a well equipped LAUNDRY ROOM.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Details regarding any common charges 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 that 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. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Emma Court, Southern Road, Basingstoke, RG21 7QF

## 1 Bed | £225,000

### Development Overview

With a traditional design, Emma Court subtly reflects its residential location. Ideally located for a range of excellent facilities and being within walking distance to the town centre. The apartments are designed with underfloor heating and walk in wardrobes in every apartment.

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, and double doors lead onto a patio surrounded by landscaped gardens. There is a House Manager on duty during office hours and the camera door entry system ensures 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.

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 emergency response pull cord system is in place. 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 bedroom, living room and shower room.

### Lounge with Balcony

A very well presented living/dining room boasting UPVC double glazed patio door opening onto a walk-out balcony, which enjoys a view of the landscaped communal gardens. Two ceiling light points, power points, TV and telephone points. Partially glazed door leads onto a separate kitchen.

### Kitchen

Modern style kitchen with oak effect wall and base units with complimentary roll top work surfaces over. Stainless steel sink with drainer unit and chrome mixer tap sits below the window which overlooks the communal gardens. There is an integrated fridge/freezer and fitted electric ceramic hob with extractor over. Tiling to splash backs, tiled floor and contemporary ceiling lights.

### Bedroom with walk-in wardrobe

A spacious double bedroom benefitting from a large walk-in wardrobe, housing shelving and hanging rails. Window, TV and phone point, ceiling lights.

### Shower Room

A contemporary shower room comprising of walk-in level access shower with screen, WC, vanity unit with sink and mirror above. There are grab rails and tiling to floors and walls. Emergency pull cord.

### 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 annual Service charge is £2,744.89 for the financial year ending 31/03/2026.

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

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.

### Lease Information

Lease Length: 125 years from 1st June 2013  
Ground rent: £425 per annum  
Ground rent review: 1st June 2028

### Additional Information & Services

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

### Moving Made Easy:

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

