



Lady Susan Court, New Road, Basingstoke, RG21 7PF

£195,000 - Leasehold



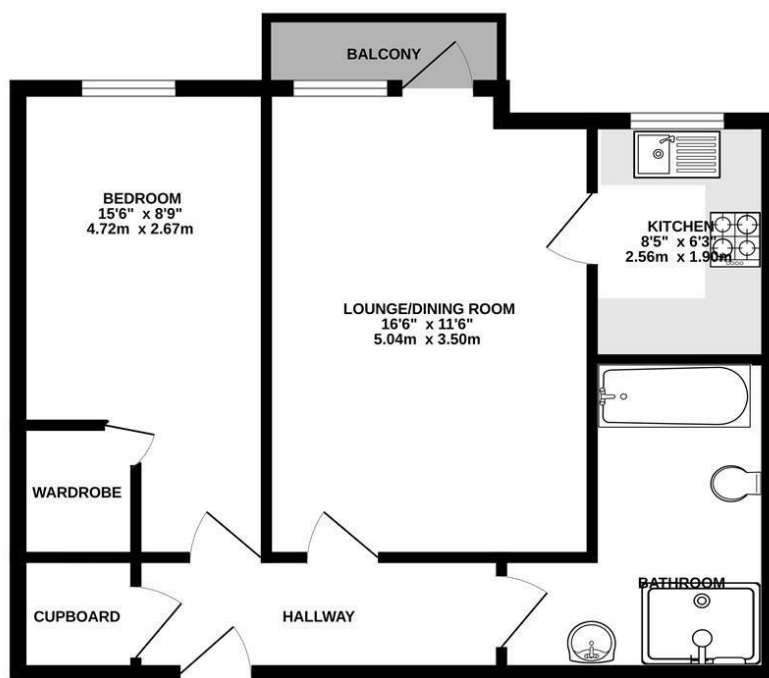
Barons Estate Agents are pleased to present this 1 bedroom second floor, over 70s retirement apartment situated in the popular McCarthy Stone development of Lady Susan Court. The accommodation is generous and offers an entrance hallway leading into a lounge/dining room with a separate kitchen, shower/bathroom and a double bedroom, with a walk in wardrobe. The apartment also benefits from underfloor heating and double glazing, offering all the requirements for independent living. Other benefits include access to a communal lounge, restaurant facilities, communal gardens, courtyard, on-site manager and parking (available to rent). Viewings of this property are strongly advised by the vendor's sole agents.

Key Points and Features

- Over 70s Retirement
- Lounge/Dining Room
- Restaurant Facilities
- Second Floor Apartment
- Kitchen
- Communal Lounge
- 1 Double Bedroom
- Shower/Bathroom
- McCarthy Stone Development



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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	

Location

Lady Susan Court is located within half a mile of Basingstoke Town Centre. The excellent leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. With mainline railway station giving access to London Waterloo in 45 minutes the property is ideally situated for all everyday needs.

Tenure

Lease 125 yrs from new 2014.
Ground rent £217.50 paid every 6 months
Service Charge £796.21 p/m

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band C

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents.

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

Agent Note

Front picture shows a rear view of the block