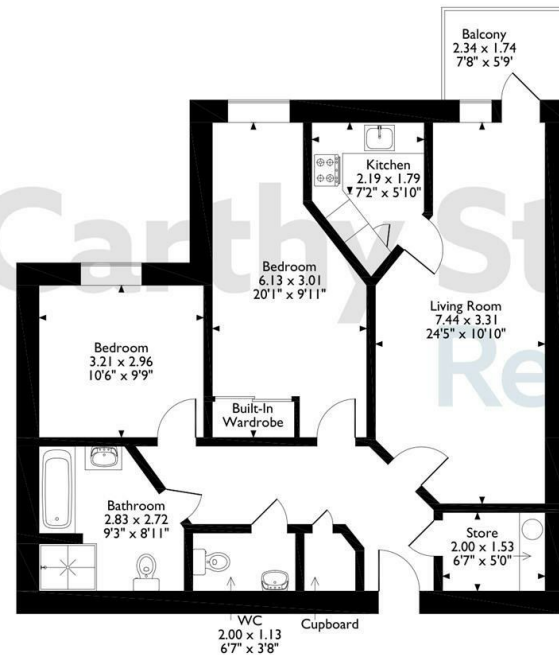
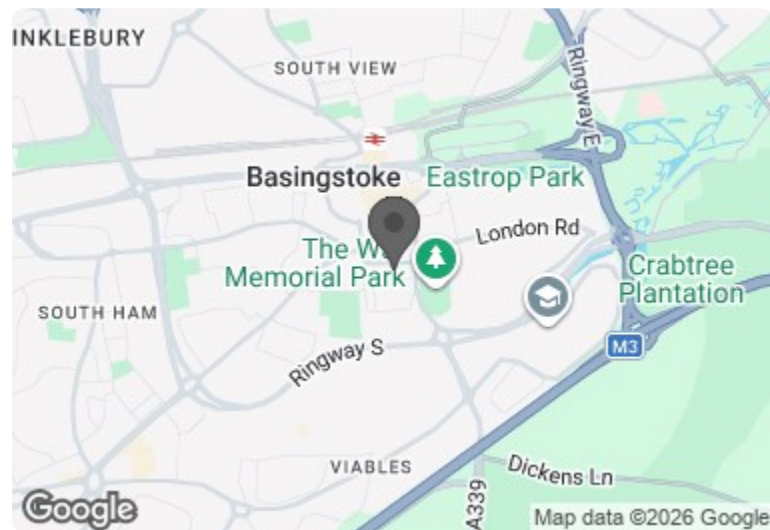


54 Lady Susan Court, New Road, Basingstoke, Hampshire  
Approximate Gross Internal Area  
79 Sq M/850 Sq Ft



**Third Floor**  
The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>82</b>	<b>82</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	

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.

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Registered in England and Wales No. 10716544



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



**PRICE REDUCTION**

**Asking price £299,500 Leasehold**

A beautifully bright and spacious TWO DOUBLE BEDROOM retirement apartment boasting a SUPERB WALK-OUT BALCONY with a sunny SOUTH facing primary aspect!

The apartment is situated on the top floor of the popular Retirement Living Plus development, Lady Susan Court, which offers excellent communal facilities to include a table service restaurant which serves freshly prepared meals daily. In addition, ONE HOUR OF DOMESTIC ASSISTANCE per week is included.

\*Entitlements Advice and Part Exchange available\*

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

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

# Lady Susan Court, New Road, Basingstoke

## 2 Bed | £299,500

PRICE  
REDUCED

### Summary

Lady Susan Court was built by McCarthy and Stone and is a purpose built Retirement Living Plus development. This apartment has a fully fitted kitchen, living room, two double bedrooms and bathroom with bath and walk in shower as well as separate WC. Facilities include light and airy communal spaces making the most of natural light, you can relax in the homeowners' lounge. This room has doors leading to a patio surrounded by landscaped gardens and a table service restaurant serving freshly prepared lunch time meals daily. The communal areas extend to a laundry room, where you can wash, dry and iron your clothes and a mobility scooter store where you can also charge your mobility scooter.

The camera door entry system ensures complete peace of mind. You can rest easy in the knowledge that help is a moment away if you need it with a 24 hour emergency call system provided by a personal pendant with a call point in the bathroom.

One hour of domestic support per week is included in the service charge at Lady Susan Court with additional care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

### Entrance hall

Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in airing cupboard and additional storage room/cloakroom. Doors lead to the bedrooms, living room, bathroom and WC.

### Living room

A beautifully presented and spacious living/dining room boasting a double glazed patio style door which opens directly onto the superb balcony, with a floor to ceiling double glazed window to the side allowing ample natural light into the room. The electric fireplace with marble effect surround provides an attractive focal point to the living room. Two ceiling light points, raised power sockets for convenience. TV & telephone points. Partially glazed door leads onto a separate kitchen.

### Balcony

A fabulous walk-out balcony enjoying fantastic far reaching southerly facing views. There is ample space to accommodate a small bistro table and chairs.

### Kitchen

Fully fitted modern style kitchen with an excellent range of base and wall units fitted with contrasting worktops. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a waist height electric oven with space above for a microwave oven. There is also a fitted electric ceramic hob with stainless steel extractor hood over and tiled splash backs. Electrically operated window.

### Bedroom One

A particularly spacious double bedroom with door to a large walk-in wardrobe housing shelving and hanging rails. TV and phone point, raised power points for convenience and ceiling light points.

### Bedroom Two

A light and spacious double second bedroom, neutrally decorated and carpeted throughout. Double glazed window, TV and phone point, raised power points and ceiling lights.

### Bathroom

Tiled and fitted bathroom with panel enclosed bath and separate level access walk-in shower. WC, vanity unit with sink and mirror above. There are grab rails and non slip wet room style flooring. Heated towel rail. Emergency pull cord.

### WC

An additional separate WC, accessed via the hallway. Fitted tiled suite comprising; WC and basin, providing you with additional flexibility."

### Car parking

Parking is by allocated space, 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 Estates Manager on site for availability.

### 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

Service Charge: £13,198.22 per annum (for financial year ending 31/03/2027).

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.  
We are completely transparent with our service charges for running the development. They do not cover external costs such as your Council Tax, gas and electricity or TV, but do include the cost of your Estate Manager. Find out more about service charges please contact your Property Consultant or Estate Manager.

Leasehold  
Ground Rent: £510.00 per annum  
Ground Rent Review: 1st June 2028  
Lease: 125 Years from the 1st June 2013

### Moving Made Easy & Additional Information

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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Fibre to the cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

