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**£ 225000**

1 Bed Retirement Property, Lady Susan Court, New Road, Basingstoke

Barons Estate Agents are pleased to present this 1 bedroom first floor, over 60s 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.

## 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

### Leasehold

125 years From 1/06/2013 ( Approximately 115 remaining )

Ground Rent £217.50 paid half yearly

Service/Maintenance charge £688.77 pm.

Covers subsidised waitress service restaurant, free tea and coffee, manned reception and 24 hour on site emergency pull cord/wrist bracelet response.

## Council Tax

### Band C

## 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.

### 🏠 KEY POINTS & FEATURES

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|-------------------------|-------------------------|------------------------------|
| 🏠 Over 60s Retirement   | 🏠 First Floor Apartment | 🏠 1 Double Bedroom           |
| 🏠 Lounge/Dining Room    | 🏠 Kitchen               | 🏠 Shower/Bathroom            |
| 🏠 Restaurant Facilities | 🏠 Communal Lounge       | 🏠 McCarthy Stone Development |



