

# Lady Susan Court New Road Basingstoke RG21 7PF

Winkworth







## Lady Susan Court

New Road Basingstoke RG21 7PF

## Accommodation

Entrance hall
Lounge/diner
Kitchen
Large bedroom
Bathroom
Lift to all floors
Communal facilities
Leasehold - Ground Rent: £435.00 per annum
Ground Rent Review Date: June 2028
Lease 125 Years from the 1st June 2013

## Description

A spacious one bedroom first floor apartment overlooking pretty communal gardens, conveniently situated on the edge of Basingstoke's Old Town Centre. It has been re-decorated with new carpets throughout and new blinds. In addition, the kitchen and bathroom have both been refurbished.

Built by McCarthy & Stone as a retirement plus apartment for the over 70's, it offers an extra level of support for those wishing to still live independently. It is available with no onward chain.

BASINGSTOKE OFFICE 01256 811730 | basingstoke@winkworth.co.uk

This decent size apartment has a wide entrance hall with a deep storage cupboard off to the left.

The lounge/diner has well defined living and dining spaces and is centred on a feature fireplace. At the far end is a glazed door out to the balcony, which has a pleasant vista over the communal gardens.

The kitchen is well fitted with appliances including an electric oven, hob and hood together with an integrated fridge/fridge freezer.

The bedroom is a good size 'double' with built-in wardrobes and the bathroom has a bath and walk-in shower.

**Communal Features:** Personal security and peace of mind are paramount here with a camera door entry system. Help is a moment away with a duty manager onsite and on call 24/7, 365 days a year and a 24 hour emergency call system provided by a personal pendant with a call point in the bathroom. Communal facilities include a resident's lounge, table-service lunch time subsidised restaurant, roof terrace, landscaped gardens, scooter charging room and a laundry room.

One hour of domestic support per week is included in the service charge with additional care and support available at an extra charge.

The service charge is £9,910.86 per annum (year ending 31/03/2027) and includes the following:
Cost of the estate manager, 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 and buildings insurance

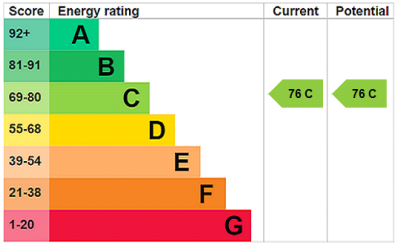
Car Park Permit Scheme (subject to availability) - Parking is by allocated space, the fee is £250 per annum.



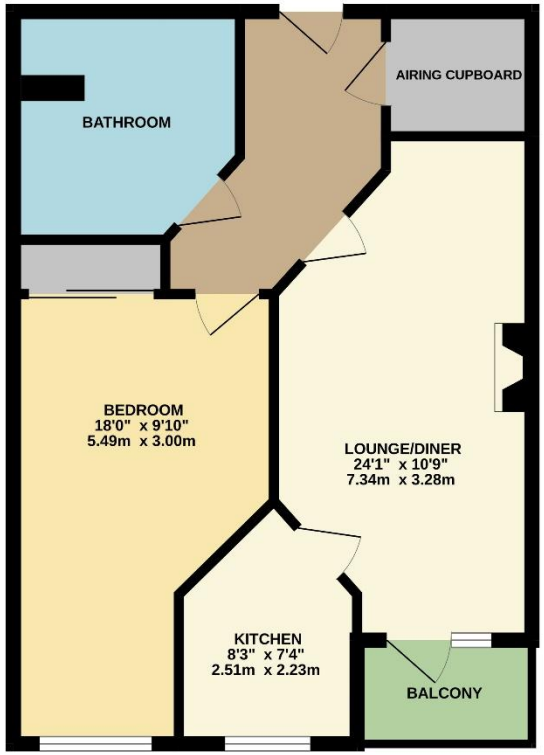


# Lady Susan Court

New Road Basingstoke RG21 7PF




FIRST FLOOR




TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026


Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

*winkworth.co.uk/Basingstoke*


Winkworth

See things differently.