



# Lady Susan Court

New Road Basingstoke RG21 7PF

## Description

These apartments are designed for the over 70's, who wish to continue living independently in their own home but need a little more care and support whilst having access to a flexible care and support package and an on-site restaurant.

This ground floor apartment has just been **REDECORATED AND RE-CARPETED AND IS AVAILABLE FOR A QUICK MOVE IF REQUIRED!** It also has a door from the living/dining room that opens out onto a small paved terrace with a west facing outlook over the attractive communal gardens.

The fitted kitchen has an inset hob with hood over and a waist level oven together with an integrated fridge/freezer. The bedroom is a good size 'double' and this has a deep built-in wardrobe. The bathroom has been designed for ease of mobility with a shallow sided bath, walk-in shower area and well placed handrails.

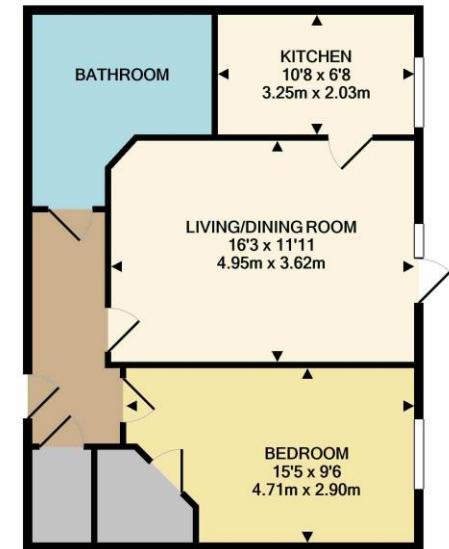
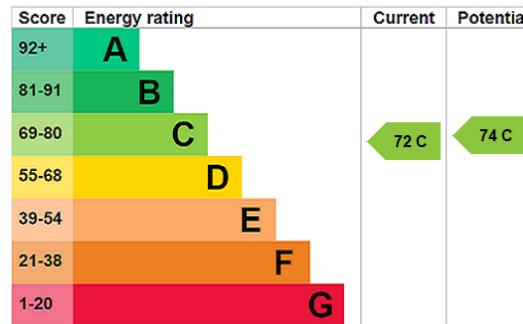
Lease Information - Lease Length: 125 years from 2014  
Ground Rent: £510 per annum  
Ground rent review: Jun-28  
Service charge of £9,554.54 per year (until financial year ending 31/03/2026).

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## Accommodation

Entrance hall  
Living/dining room  
Kitchen  
Double bedroom  
Bathroom  
Communal facilities  
Estate manager and 24/7 staffing  
24 hour emergency call system  
Guest suite for family and friends  
Table service restaurant

All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make any representation or warranty in relation to this property.



TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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## Basingstoke Office

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