



Emma Court

Southern Road Basingstoke RG21 7QF

Description

This is a large two bedroom ground floor retirement apartment built by McCarthy & Stone in a very convenient spot close to Basingstoke's town centre and railway station. It has been well looked after and has plenty of space with two double bedrooms (the master has an en-suite and walk-in wardrobe) and a good size lounge/diner with a door to a small outside terrace. The fitted kitchen has an integrated fridge/freezer and built-in oven and hob.

Emma Court offers peace of mind in a secure environment with a house manager and 24 hour emergency call system.

Emma Court communal facilities include a fully equipped laundry room, lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge with double doors leading onto a patio surrounded by landscaped gardens. The camera door entry system ensures peace of mind and help on hand with a 24 hour emergency call system provided by a personal pendant with a call point in the bathroom.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.



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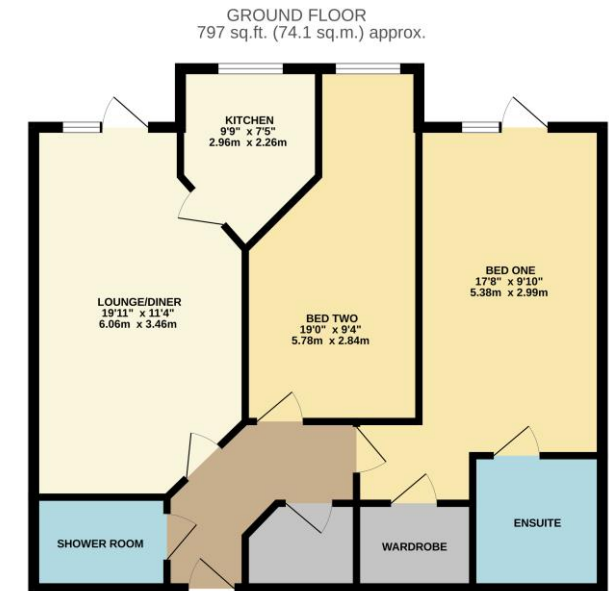
Accommodation

- Entrance hall
- Lounge/diner
- Fitted kitchen
- Two double bedrooms
- Walk-in Wardrobe & ensuite to bed one
- Shower room
- Patio area
- Communal gardens
- Residents lounge

Lease details: Ground rent is £250.00 per 6 months, service charge is £350.00 per month the leasehold is 125 years and 3 days from 01/06/2013 (will need to be verified by solicitors)

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 or give any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, it is not a guarantee. Measurements of rooms, corridors, stairs and any other parts are approximate and are not intended to be used as such for any purpose other than for general guidance. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown shall not be taken as a guarantee as to their quality or efficiency can be given.
(Read all before buying)



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Winkworth

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