

PRICE REDUCTION



McCarthy & Stone
RESALES

4 Victory Court Beaconsfield Road, Waterlooville, PO7 7FB
Asking price £165,000 LEASEHOLD

For further details
please call 0345 556 4104

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A BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT OVERLOOKING THE CARPARK SIDE

Summary

Victory Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 39 one and two bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24 hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The apartment features a fully fitted kitchen, bathroom and underfloor heating. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking - permit scheme applies, check with the House Manager for availability.

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

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24 hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord are located in the hall. Doors lead to the bedroom, and bathroom.

Living/Dining Room with door to patio

A patio door and window to side giving outside access. to a paved patio area and the landscaped

gardens. TV and telephone points. Ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostat.

Kitchen Open Plan

Fully fitted kitchen with tiled floor and tiled splashbacks. Stainless steel sink with chrome mixer tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer.

Bedroom

Double bedroom of good proportions. Ceiling lights, mirror sliding wardrobes. TV and phone point. Underfloor heating with individual thermostat.

Wetroom

Fully tiled and fitted with suite comprising walkin shower room with wall mounted shower attachment and glass screen, grab rails, WC, vanity unit with sink and mirror above, electrically heated towel rail. Underfloor heating with individual thermostat.

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

re-decoration of communal areas

- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Leasehold

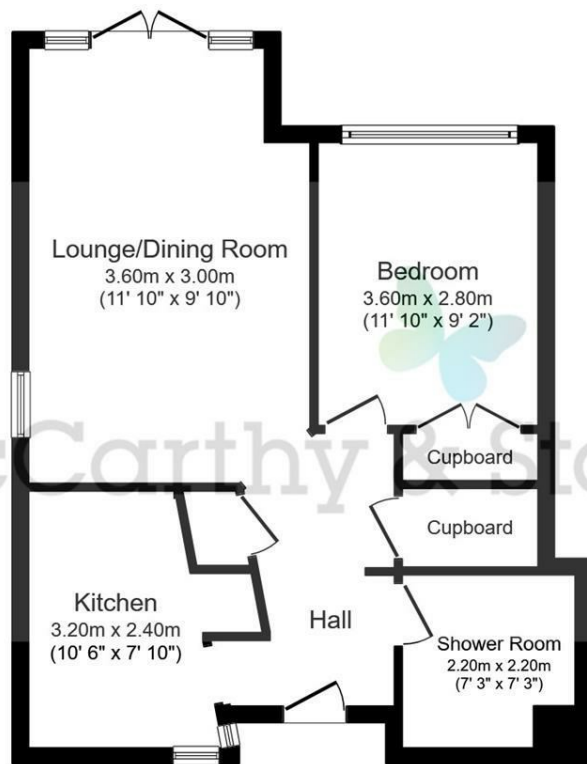
Lease 125 years from 2012

Car Parking Permit Scheme, (Subject to availability

Parking is by allocated space subject to availability. 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 House Manager on site for availability.







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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