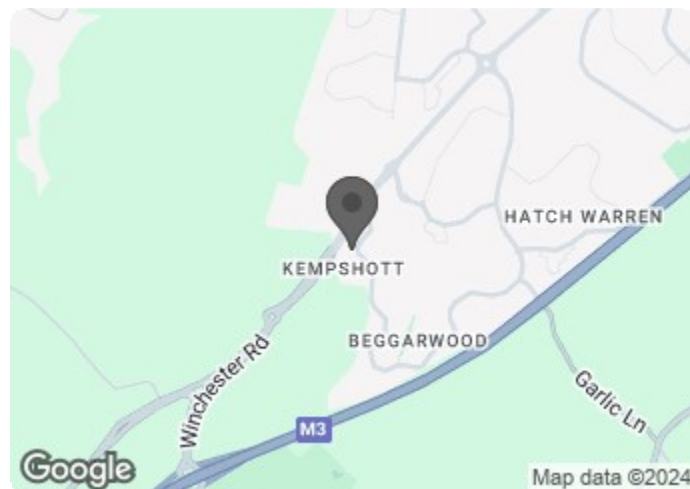


APPROX. GROSS INTERNAL FLOOR AREA 791 SQ FT / 73 SQM	Island View
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 09/04/24 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

**Council Tax Band:** D  
**Security Deposit:** £3,000  
**Fee Summary:** Reservation deposit of £500 to be offset against your initial payment and fully refundable.

## McCarthy Stone

Retirement living *your way*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

\*To be offset against your initial payment and fully refundable should your tenancy not proceed. \*\*Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. \*\*\* This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786

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## 33 Island View

Shortwood Copse, Basingstoke, RG23 7GU

TWO MONTHS FREE RENT APPLICABLE - ASK OUR TEAM FOR DETAILS.

Beautiful TWO BEDROOM apartment on the SECOND FLOOR at Island View, McCarthy Stone Retirement Living development designed for the over 60s in Basingstoke. This property boasts a large BALCONY off the living room and bedroom, as well as AMPLE NATURAL LIGHT. The master bedroom also benefits from a spacious WALK-IN WARDROBE and a second ENSUITE SHOWER ROOM. Island View offers a 24-Hour Emergency Call System, guest suite for family and friends, weekly activities organised by the excellent House Manager, and beautiful communal areas.

### Property Features

- Large private balcony
- Ensuite shower room
- Walk-in wardrobe in the master bedroom
- Second floor, in front of the lift
- Communal lounge
- Guest suite for family or friends
- Landscaped gardens with seating areas
- Onsite House Manager during office hours
- 24 hour emergency call system
- Mobility scooter store with charging points

## Rent from £2,600 pcm

(Includes service charge)

Call us on 0800 8100 174  
 to find out more.

rentalenquiries@mccarthyandstone.co.uk  
 mccarthyandstone.co.uk

McCarthy Stone  
 Retirement living *your way*

# 33 Island View, Shortwood Copse Lane, Basingstoke, RG23 7GU

## About Island View

Island View has been exclusively designed for the over 60's, this stunning development of 45 one and two bedroom retirement apartments is located on Shortwood Copse Lane in the residential suburb of Beggarwood in Basingstoke.

Offering everything you need to enjoy an active and independent retirement, benefitting from living in your own home, free from the worries of outside maintenance or gardening and with like-minded retirees as neighbours. There is also the added support that comes from having a dedicated House Manager during office hours to oversee the efficient running of this lovely development.

The stunning communal lounge opens out to a large south facing terrace a perfect space to relax or socialise. Visiting friends or family can book into the development's Guest Suite (usually for a fee of £25 per night - subject to availability). Peace of mind comes from a 24 hour emergency call system, should assistance be required day or night.

Island View is positioned in a sought-after suburban location on the edge of Basingstoke and has excellent transport links, yet is still surrounded by peaceful countryside. Numerous retail parks are dotted around Basingstoke and close to Island View, with a Lidl, Asda, Tesco and Morrisons all within a 10 minute drive away. The local Sainsbury's can be reached in 4 minutes by car or 15 minutes by foot, while a Co-operative Food and Boots pharmacy is just a 3 minute walk away.

## WHY RENTALS?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you

can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore - if something needs doing, I just ask Debbie the House Manager and it's done..." Helen, McCarthy Stone tenant

## SOCIAL LIFESTYLE

Socialising is high on the agenda at Island View and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

## LANDSCAPED GARDENS

One of the main social hubs of Island View is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." - McCarthy Stone Homeowner

## About 33 Island View

Apartment 33 is a large two bedroom property located on the second floor at the development, right in front of the Guest Suite and communal lift, which provides access to all the communal areas on the ground floor. This flat benefits from a large balcony off the living room and bedroom, and plenty of natural light coming through large windows. The master bedroom enjoys its own ensuite shower room, and a spacious walk-in wardrobe. Large entrance hall with a convenient utility cupboard with a washer/dryer, shelving and storage space. Illuminated light switches, apartment security door entry system and intercom. Emergency call system. Doors lead to living room, both double bedrooms and the shower room.

## Living room and balcony

A bright and spacious dual aspect living room providing a double glazed patio door with windows to side opening to an ideal large balcony. TV and BT points, Sky & Sky+ connection point. Ceiling lights, fitted carpets, raised electric power sockets. Part glazed door leading into a separate kitchen.

# 2 bed | Rent from £2,600 pcm

## Kitchen

A modern and thoughtfully designed fully fitted kitchen with an extensive range of base and wall units and drawers in a high gloss finish with contrasting work surfaces. Modern 'Blanco' anthracite composite sink unit with mono lever tap and drainer. Waist level electric oven with space for microwave oven above, ceramic hob with an opaque glass splash back, stainless steel cooker hood, integral dish washer and integral fridge freezer.

## Bedroom One

Lovely spacious double bedroom benefitting from natural light coming through a double glazed patio door with windows to side opening to the balcony. This bedroom provides a large walk-in wardrobe housing rails and shelving as well as its own ensuite shower room. Ceiling lights, TV and phone point.

## Bedroom Two

A second double bedroom of excellent proportions with window providing ample natural light. Perfect for guests or to be used as a study room. Raised electrical sockets, TV point, ceiling lights.

## Shower room

Part tiled walls, walk-in level access shower cubicle with thermostatically controlled shower, grab rails and glass screen, close coupled WC, vanity unit with inset wash hand basin with chromed lever mixer tap, mirror with light and shaver point and heated towel rail.

## WHAT'S INCLUDED WITHIN YOUR RENT?

- 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
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

- Removal Services that can help you declutter and move you into your new home

## ADDITIONAL SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

