

wpr

1 Lady Place Court

Market Square, Alton, Hampshire, GU34 1HD

Price £134,950



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Price £134,950 Leasehold

- Adjacent Market Square
- Level town centre setting
- Restaurants & inns nearby
- Rail service to London Waterloo

A favourably positioned ground floor 1 double bedroom retirement apartment in excellent condition featuring a brand new kitchen and shower room.

- Living/dining room
- Brand new Kitchen & shower room
- Reception hall
- Recently carpeted & decorated
- Communal facilities inc. undercroft parking
- Chain-free sale

DESCRIPTION

This completely refurbished ground floor apartment is conveniently located close to the main entrance and has an outlook over the Public Gardens and Lady Place car park. There are new white uPVC double glazed windows, which incorporate fanlights. Any purchaser must be a minimum of 60 years of age. In an unrivalled central town location, the development was built by Deeprose in 1988. The communal facilities are listed separately below. The brand new shower room has a double shower unit and is tiled throughout. There are also built-in cupboards, emergency pull cords and a communal entry phone system with an automatic door release, electric/storage heating and light/power switch plates at a user-friendly height.



LOCATION

The apartment is situated in the distinctive south western wing of Lady Place Court, an age exclusive development sited between the Market Square and Westbrooke Gardens, which lie directly opposite. The gardens can be seen from the living room and include a collection of sculptures, a private bowls club, a bandstand, and a refined and varied programme of events during the Summer. The neighbourhood also provides the town's main shops, restaurants and inns, the library, Community Centre, HSDC Alton College and the Wey stream. This historical market town also has M&S and Sainsbury's in-town stores, a museum and gallery, station (Waterloo line) and Waitrose store, open air markets and interest clubs, with the much awaited new former brewery site development to come.

COMMUNAL FACILITIES

There are two communal paved roof terraces for residents to the rear of the building, one of which adjoins the residents' lounge. Additionally there is a central lift, laundry (next to the Manager's Office), guest room, stairs and hall. The House Manager is resident.

DIRECTIONS

Lady Place Court is situated adjoining the Lady Place public car park, which is approached by car, either via Lenten Street or the M&S/White Horse Inn end of High Street, Alton. Alternatively, on foot, there are various access points to the car park including via the Market Square.

The leasehold tenure is on a 125 year lease from 24 June 1988. Current ground rent £100 per annum. Please apply for maintenance charge details.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B - East Hampshire District Council.



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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Ground Floor

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 90+ | A | | |
| 81-89 | B | | |
| 72-80 | C | 72 | 80 |
| 63-71 | D | | |
| 54-62 | E | | |
| 45-53 | F | | |
| 35-44 | G | | |

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.epca.gov.uk