

wpr

8 Willow Court

Ackender Road, Alton, Hampshire, GU34 1JW

Price £145,000



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Price £145,000 Leasehold

- High Street 250 yards walk
- South westerly aspect
- Award-winning communal gardens
- Westbrooke Gardens & bowls club nearby

Enjoying pleasant views of period houses across Ackender Road, a McCarthy & Stone 1999 built ground floor retirement property.

- Living/dining room
- Light & airy kitchen
- Double bedroom
- Refitted shower room
- Residents' & visitors' car park
- Colourful and level lawned grounds

DESCRIPTION

Positioned on the ground floor with easy access to the car park and communal facilities. The accommodation consists of a living/dining room providing access to the communal gardens, a separate kitchen, double bedroom with built in wardrobes and a refitted shower room. This favoured development was constructed in 1999 by well regarded developers McCarthy & Stone and is conveniently set within 250 yards of the High Street. A condition of purchase being that residents are over the age of 60 years or, for a couple, one must be over the age of 60 years and the other over 55 years.



LOCATION

Set within level landscaped communal gardens, Willow Court is a 2/3 storey development of 72 apartments fronting Ackender and Rack Close Roads, which are access-only roads lying on the western side of Alton's historic town centre. There are individual and multiple shops, M&S, Sainsbury's, Boots and Iceland stores, a library, hotels and restaurants, a museum and gallery, and a variety of associations. Alton also has Westbrooke Gardens reached via a residents gate onto Rack Close Road with a bowls club and seasonal programme of events, weekly street and farmers market events, a train station (Waterloo line) with an adjacent Waitrose store, a leisure centre and 2 outlying golf courses.

COMMUNAL FACILITIES

Residents lounge, laundry, twin guest room, alternative exit doors for shorter access, entry phone system with video option, lift, resident house manager, 24 hour emergency Careline system, security alarm and refuse area.

NB

The leasehold is for 125 years from 1st July 1999. Ground rent currently £679.59 per year. Service charge payable includes buildings insurance, water and sewerage rates - apply for details.

DIRECTIONS

From the M&S Foodhall store at the south western end of High Street, Alton, proceed away from the town on Butts Road. Turn first right before the BP garage into Ackender Road. Willow Court archway and car park is second on the right.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

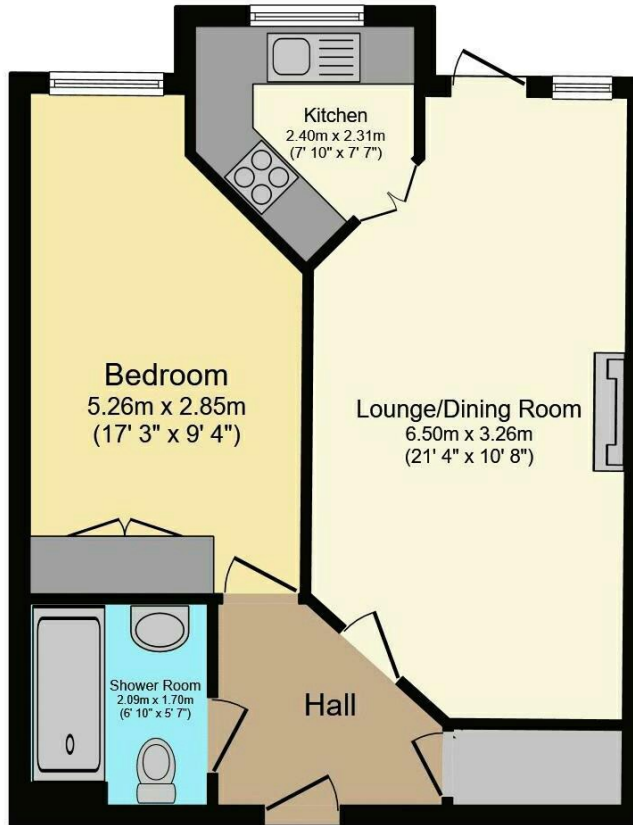


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VIEWING

Strictly by prior appointment with Warren Powell-Richards.





Total floor area 47.3 sq.m. (509 sq.ft.) approx

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		82
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
(1-20)			

England & Wales EU Directive 2002/91/EC

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