

# 16 Windmill Court

Alton, Hampshire, GU34 1EQ

Guide Price £169,950

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Guide Price £169,950 Leasehold

- Alton train station 0.8 mile
- Sainsburys 0.2 mile
- Alton High Street 0.3 mile
- Kings Pond nearby

Completely re-furnished to a very high specification, a 2 double bedroom 2nd floor retirement apartment with views across the town to the surrounding countryside. Chain-free.

- Living/dining room
- High end white gloss kitchen
- 2 double bedrooms
- Luxurious bathroom
- Study area
- Pretty communal grounds

### DESCRIPTION

This modern apartment has been fully renovated throughout with replacement kitchen and bathroom together with state-of-the-art convection heaters to all rooms, new immersion heater tank and water pump. It has been tastefully decorated with new carpets and flooring to every room and comes complete with fitted blinds, curtains and light fittings. The kitchen has plenty of cupboards, granite worktops and is equipped with oven, hob, extractor fan, fridge freezer, washer dryer and dishwasher. There is also room under the window for a small breakfast table providing plenty of light with views to mature trees at the side of the complex. There is a lovely bonus area at the end of the hallway offering space for a study or extra sitting/dining area adjacent to the lounge and kitchen. The lounge is a good size and has views to the communal grounds and across the roof tops to the surrounding countryside.



The complex has beautifully maintained communal grounds with plenty of lawn as well as flower and shrubbery borders together with benches to enjoy the views. There is also a 24 hour emergency call button system in all rooms, a lift, house manager, outside washing lines and parking for residents and visitors.

### LOCATION

Windmill Court is set at the end of a no-through road, St. Mary's Close, which in turn is accessed just off Windmill Hill and alongside the Watercress steam railway line,. The property is 0.2 mile from Sainsbury's and less than 0.3 miles from Alton High Street. In 2016, the scheme won Silver in the Alton in Bloom competition. There are family and major shops, M&S, Boots, and Iceland stores, a library, restaurants, hotels and inns, a museum and gallery, and a variety of associations. Alton also has park-like public gardens with a bowls club and seasonal programme of events, weekly street and farmers market events, a station (Waterloo line), further stores such as Waitrose and Aldi, a sports centre, two golf courses and footpaths.

### DIRECTIONS

Travelling from Alton's High Street turn into Turk Street and proceeding along the road toward Windmill Hill take the second right into St Mary's Close where the property will be found at the far end.

### COUNCIL TAX

Band A - East Hampshire District Council

### SERVICES

Mains water, electricity and drainage.

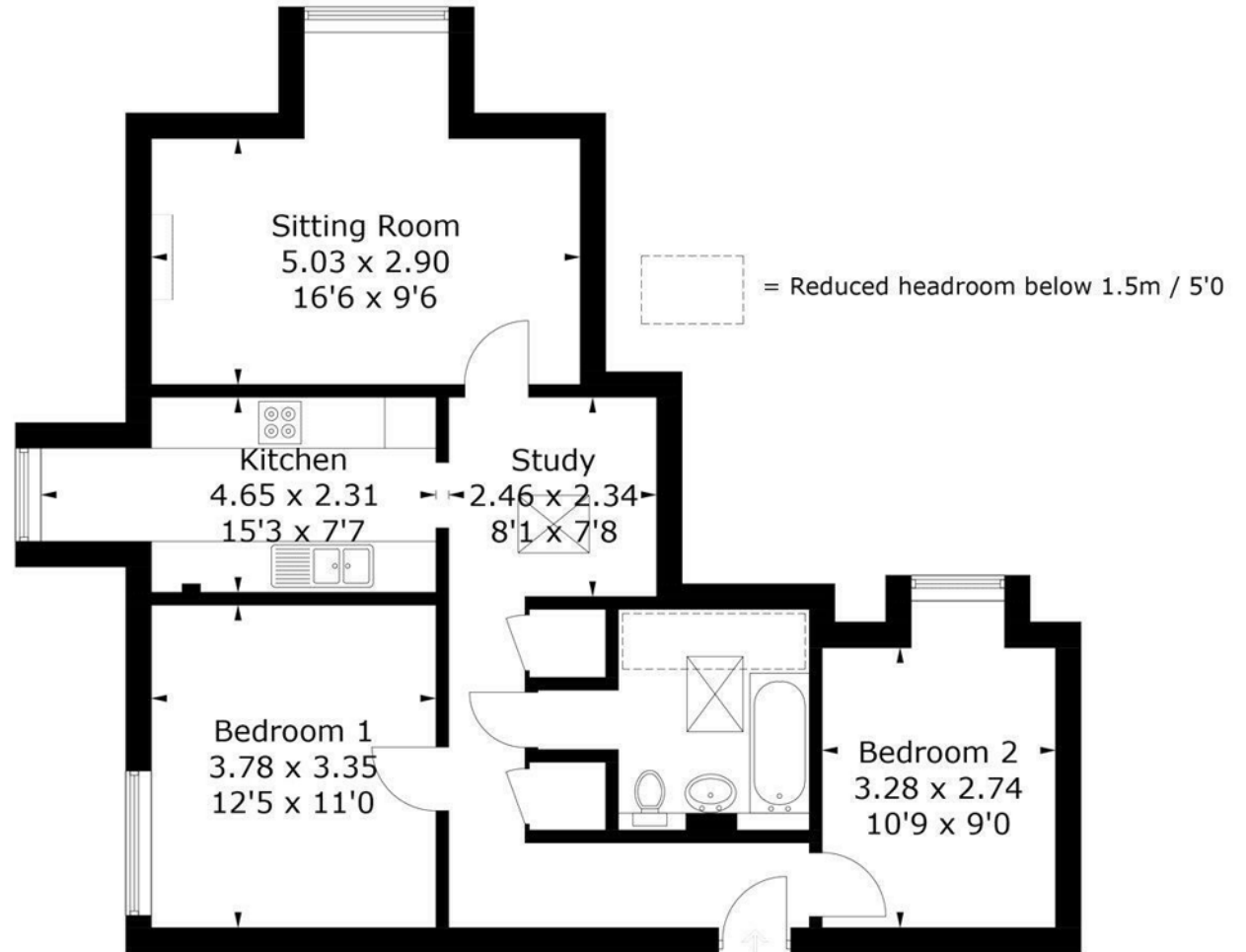
### TENURE

Leasehold - 97 years remaining - please apply for service charges.



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Approximate Gross Internal Area = 73.2 sq m / 788 sq ft



PRODUCED FOR HOMES ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID494305)

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
<p>Ultra energy efficient - lower running costs</p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	70	76

England & Wales EU Directive 2002/91/EC