

wpr

14 Windmill Court

St Mary's Close, Alton, Hampshire, GU34 1EQ

Price £139,950



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Price £139,950 Leasehold

- South of Alton town centre
- Cul-de-sac setting
- Beside Watercress Line
- Train station 1 mile

A first floor 2 bedroom retirement apartment served by a communal lift, residents parking and delightful gardens

- Sitting room
- Kitchen
- Bathroom
- Reception hall
- 2 bedrooms
- Lovely views
- Chain-free sale

DESCRIPTION

This well presented apartment is in a private scheme of 33 age exclusive properties with a condition of purchase being that residents are over the age of 60 years. There are replacement Upvc double glazed windows with night vents and security window locks. There is storage/electric heating, built-in wardrobes and cupboards, and light and power switchplates at a user friendly height. The property is located on the south western side of the main three storey block and has views over Alton to Thedden and Holybourne Down. There is an Estate Manager.



LOCATION

Set at the end of a no-through road, St Mary's Close, and alongside the Watercress steam railway line, Alton town centre lies directly to the north with Sainsbury's in-town store approached on foot via Mount Pleasant Road, Maltings Close and Turk Street. There are family and major shops, M&S Food hall, Boots and Iceland stores, a library, restaurants, hotels and Inns, a museum and gallery, and a variety of associations. Alton also has Westbrooke Gardens with its 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

From the M&S Food hall, at the western end of High Street, Alton, proceed on Drayman's Way, the town's inner relief road and continue ahead at the Sainsbury's mini-roundabout. At the next mini-roundabout, turn right onto Lower Turk Street and then turn immediately right up Turk Street. Then turn third right into St Mary's Close. Continue to the end into Windmill Court, number 14 is in the immediate main block by the resident's car park and utility store.

COUNCIL TAX

Band B - East Hampshire District Council

SERVICES

Mains water, electricity and drainage.

TENURE

Leasehold - Please apply for service charges.

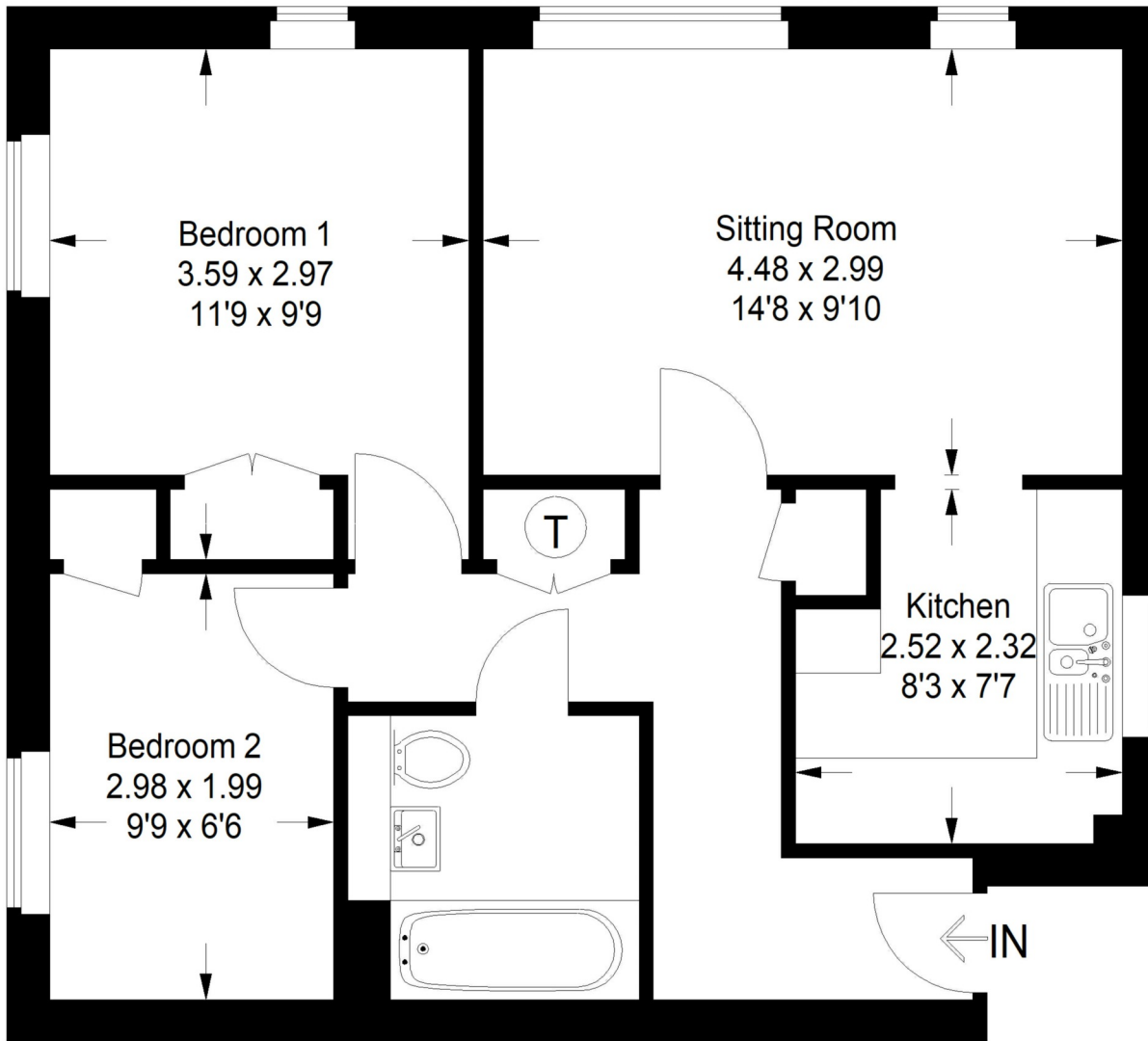


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Windmill Court

Approximate Gross Internal Area
49.4 sq m / 532 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	84
EU Directive 2002/91/EC			

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