

# 30 Mary Rose Mews

Adams Way, Alton, Hampshire GU34 2UU

Price £255,000

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Price £255,000 Leasehold

- Within landscaped communal grounds
- Alton Station & Waitrose nearby
- Wilson Practice & Pharmacy
- Local shops & St Mary's Church

A well presented and recently re-furbished 1st floor retirement apartment in the revered Brendoncare Foundation Close Care scheme. Chain-free sale.

- Living/dining room
- Glazed door to Juliet balcony
- 2 bedrooms
- Newly installed kitchen & bathroom
- Lift nearby
- Residents' & visitors' car park

### DESCRIPTION

This age exclusive (minimum age 60 years) late 1990's apartment is cleverly planned and allows independent access to all the rooms except the kitchen from the reception hall. The kitchen and bathroom have been replaced together with new flooring to both. There is replacement uPVC double glazing with trickle vents, smooth finish ceilings - majority coved, electric storage/underfloor/ceiling heating, white sanitaryware, emergency pull cords, and TV aerial and phone sockets subject to connections.





## LOCATION

Mary Rose Mews is an architect designed complex of 46 age exclusive apartments served by 2 lifts and set in the delightful broad level grounds of the Brendoncare Care Centre. Situated on the easterly side of Alton's historic town centre, Mary Rose Mews has a Waitrose store, the station (Waterloo line), bus services, Anstey Park, St. Mary's RC Church, Wilson Practice Surgery, a dental surgery and Anstey Road Pharmacy in the neighbourhood. The town affords a variety of individual and multiple shops, stores such as Boots, M&S and Sainsbury's, weekly and specialist open air market events, a library, further churches, restaurants, hotels and inns, cultural facilities and an interesting history with connections to the English Civil War, Jane Austen and hop growing.

## COMMUNAL FACILITIES

24 hour emergency alarm system linked to the in-house nursing home - Communal gardens and grounds - Use of a communal room for gatherings. Extra services at an additional charge such as meals in the dining room, laundry service, hairdressing, etc.

## DIRECTIONS

From the Queen Elizabeth Place mini-roundabout at the Station end of Drayman's Way, Alton's inner relief road, proceed away from the town on Normandy Street passing the Alton House Hotel on the right. Do not deviate, the road changes its name to Anstey Road. After the Wilson Practice Surgery and Anstey Road Pharmacy on the right, shortly turn right into Adams Way. Turn 1st left into the Brendoncare car park.

## COUNCIL TAX

Band B - East Hampshire District Council.

## SERVICES

Mains water, electricity and drainage.

## NB

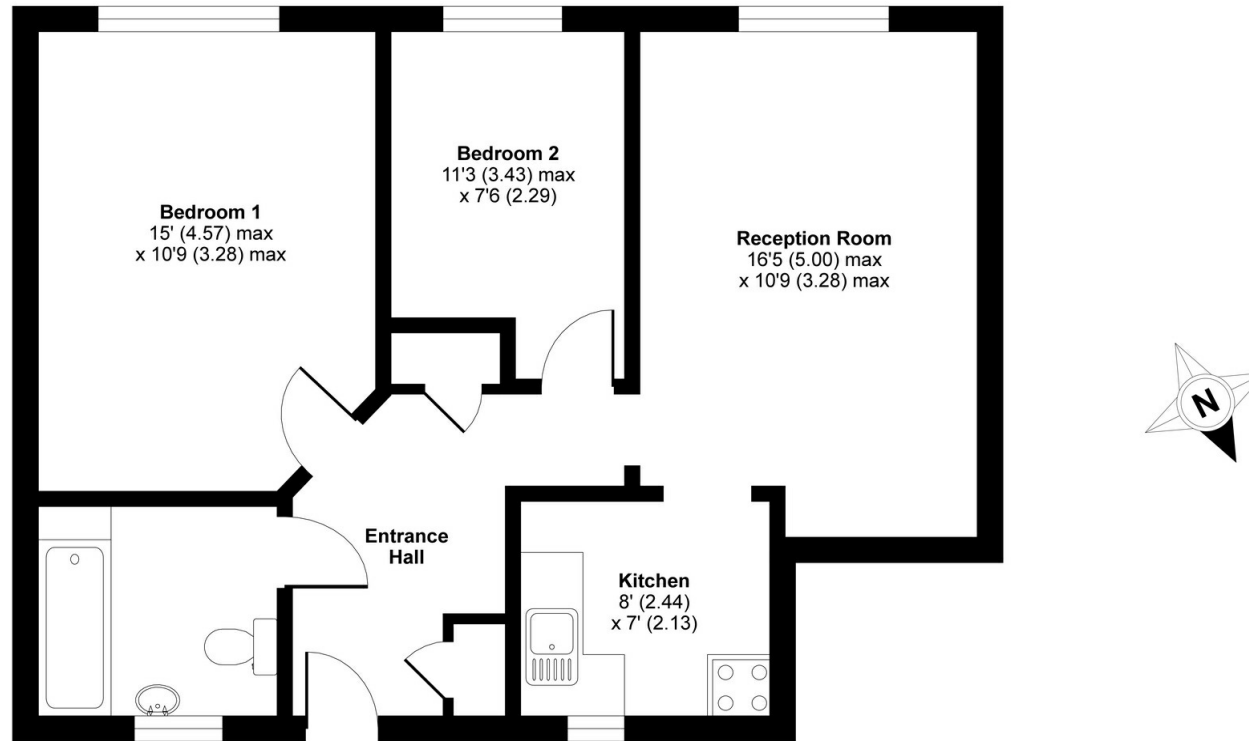
Ground rent £100 p/a. Lease to be 99 years from 25 March 2017. Please apply for maintenance charge details.



# Mary Rose Mews, Adams Way, Alton, GU34

Approximate Area = 634 sq ft / 59 sq m

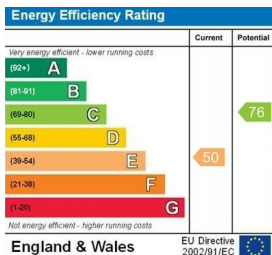
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Warren Powell-Richards. REF: 725196



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

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