

39 Mary Rose Mews

Adams Way, Alton, Hampshire, GU34 2UU

Price £186,500

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Price £186,500 Leasehold

- Landscaped level location
- Waitrose, station (Waterloo line) & buses nearby
- Wilson Practice surgery & pharmacy
- Local shops, St Mary's Church & Watercress Line

Of a larger 1 double bedroom design featuring a Juliette balcony, a well laid out first floor Close Care retirement apartment in the prestigious Brendoncare scheme with adjacent stairs to the garden and a communal lift nearby

- Carpets new in May 2023
- Reception hall
- Living room
- Kitchen + integrated appliances
- Double bedroom + double wardrobe
- White bathroom suite inc. shower fitting
- Residents' & visitors' parking
- Colourful communal gardens

DESCRIPTION

Enjoying a lightly treed outlook to Anstey Road from the living room and bedroom, the apartment is cleverly designed to allow independent access to all rooms except the kitchen from the reception hall, all rooms having natural light. The ingeniously designed kitchen has wood effect units with soft closers, and incorporates a Neff series of split level electric oven and grill, ceramic hob and vented hood, also with an AEG washer drier, Beko fridge/freezer and an AEG Favorit dishwasher*. There is also a corner carousel, slide-out larder and an angled breakfast bar adjacent to which is the airing cupboard. The replacement uPVC double glazing has night ventilators whilst heating is afforded by an electrical storage/underfloor/ceiling system. A further attribute is the higher ceilings, which are mainly coved. The maple effect doors are framed by moulded architraves and skirtings.



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, Alton Health Centre, 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, 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 Alton Health Centre and Anstey Road Pharmacy on the right, turn shortly right into Adams Way. Turn 1st left into the Brendoncare car park.

NB

1. The Leasehold tenure is on a 99 year lease from 25th March 2017. Ground rent £100 pa. Please apply for details of the maintenance charge.
2. We have been unable to confirm whether certain items included with the property are in full working order. Any prospective purchaser must accept that the property is for sale on this basis. *The dishwasher never operated in current ownership.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.



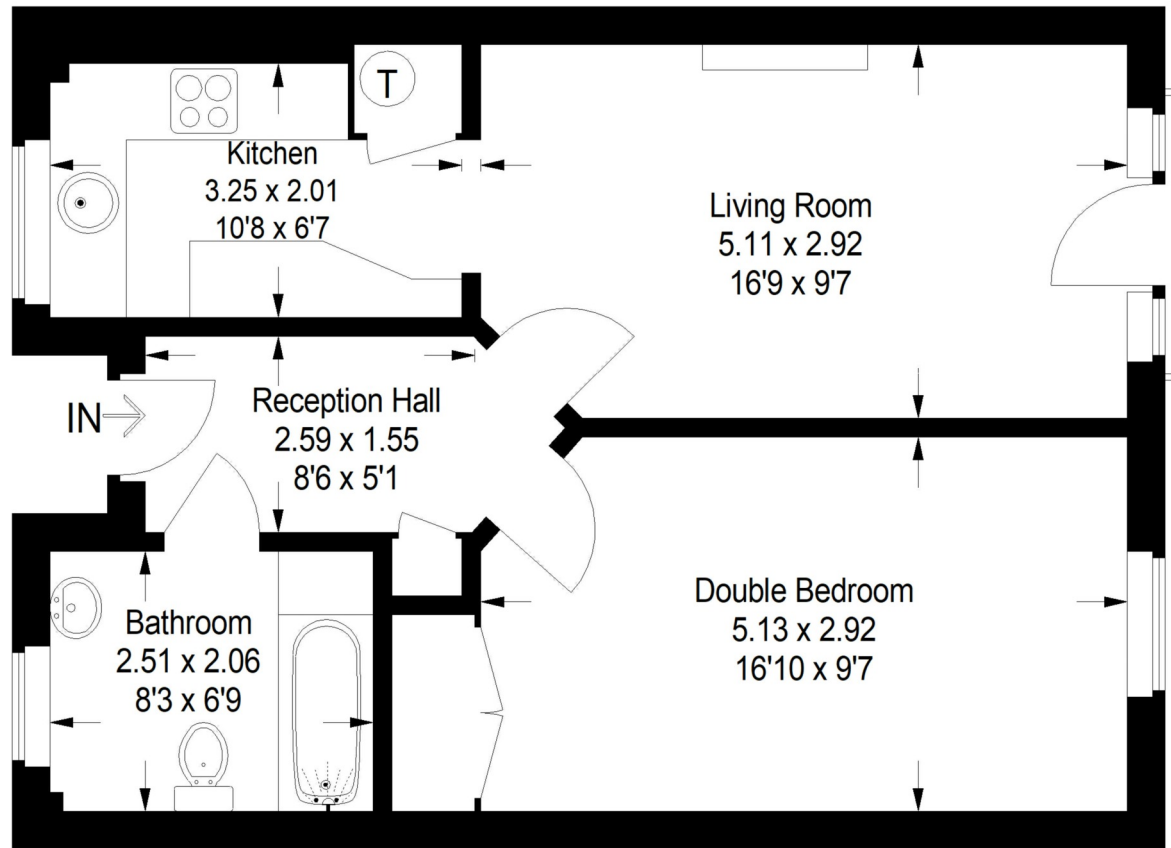
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VIEWINGS

Strictly by prior appointment with Warren Powell-Richards



Mary Rose Mews, Adams Way, Alton



Approximate Gross Internal Area
50.3 sq m / 542 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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