

# 20 Lady Place Court

Market Square. Alton. Hampshire. GU34 1HD

Price £109,500

wpr





## 20 Lady Place Court

Market Square, Alton, Hampshire, GU34 1HD

Price £109,500 Leasehold

- Adjacent Market Square
- Level town centre setting
- Restaurants & inns nearby
- Rail service to London Waterloo

A bright 1st floor 1 double bedroom retirement apartment with potential for updating. No onward chain.

- Living/dining room
- Kitchen & shower room
- Reception hall
- Communal facilities inc. undercroft parking
- Chain-free sale

### DESCRIPTION

This first floor apartment is conveniently located and has an outlook over the Public Gardens and Lady Place car park. There are new white uPVC double glazed windows, which incorporate fanlights. Any purchaser must be a minimum of 60 years of age. In an unrivalled central town location, the development was built by Deeprose in 1988. The communal facilities are listed separately. There are built-in cupboards, emergency pull cords and a communal entry phone system with an automatic door release, electric/ storage heating and light/power switch plates at a user-friendly height.





## LOCATION

The apartment is situated in Lady Place Court, an age exclusive development sited between the Market Square and Westbrooke Gardens, which lie directly opposite. The gardens can be seen from the living room and include a collection of sculptures, a private bowls club, a bandstand, and a refined and varied programme of events during the Summer. The neighbourhood also provides the town's main shops, restaurants and inns, the library, Community Centre, HSDC Alton College and the Wey stream. This historical market town also has M&S and Sainsbury's in-town stores, a museum and gallery, station (Waterloo line) and Waitrose store, open air markets and interest clubs, with the much awaited new former brewery site development to come.

## COMMUNAL FACILITIES

There are two communal paved roof terraces for residents to the rear of the building, one of which adjoins the residents' lounge. Additionally there is a central lift, laundry (next to the Manager's Office), guest room, stairs and hall. The House Manager is resident.

## DIRECTIONS

Lady Place Court is situated adjoining the Lady Place public car park, which is approached by car, either via Lenten Street or the M&S/White Horse Inn end of High Street, Alton. Alternatively, on foot, there are various access points to the car park including via the Market Square.

The leasehold tenure is on a 125 year lease from 24 June 1988. Please apply for maintenance charge details.

## SERVICES

Mains water, electricity and drainage.

## COUNCIL TAX

Band B - East Hampshire District Council.

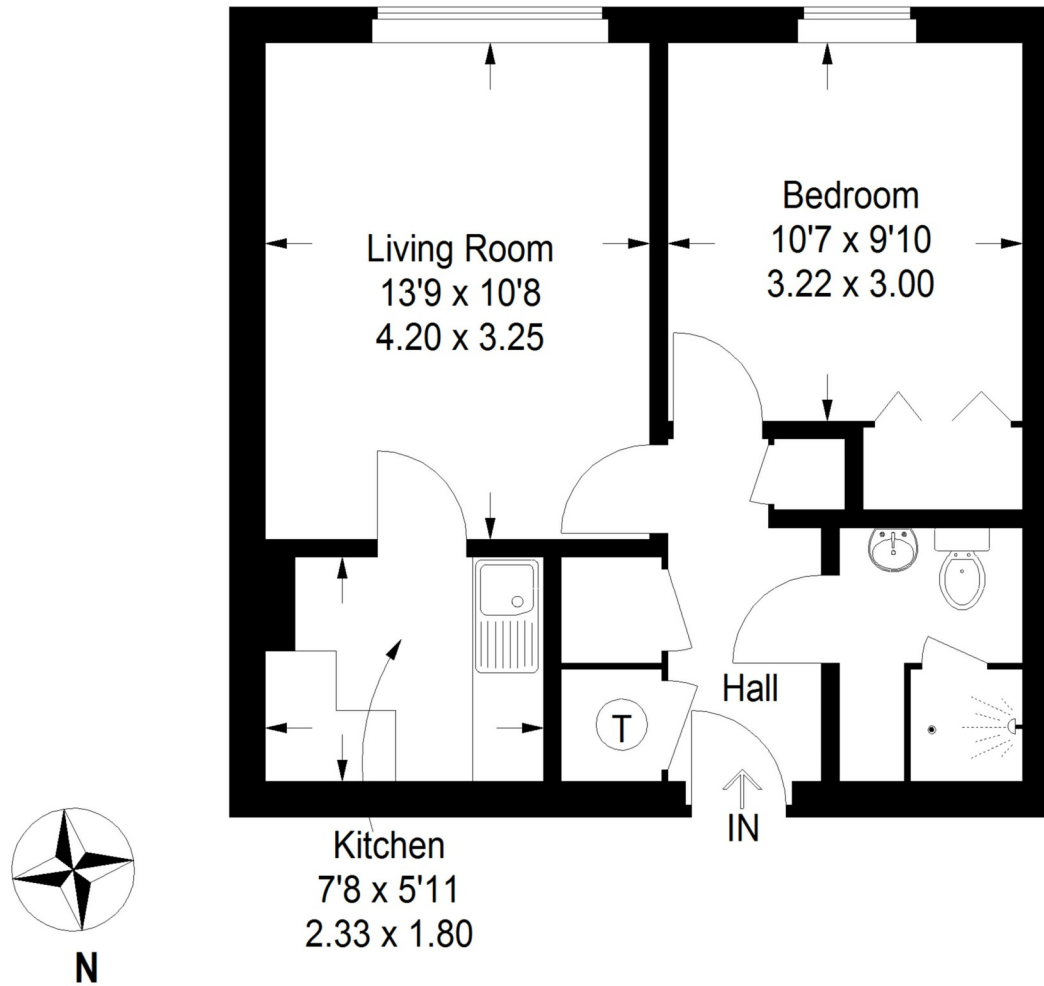


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## VIEWING

Strictly by prior appointment with Warren Powell-Richards





Approximate Gross Internal Area = 433 sq ft / 40.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2015 (ID 164370 )

Energy Efficiency Rating	
Very energy efficient (Lower running costs)	Current Potential
104 to 108 <b>A</b>	85 86
91 to 103 <b>B</b>	
82 to 90 <b>C</b>	
69 to 81 <b>D</b>	
55 to 68 <b>E</b>	
41 to 54 <b>F</b>	
21 to 40 <b>G</b>	

EU Directive 2002/91/EC  
 England & Wales

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

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