

52 Willow Court

Ackender Road, Alton, Hampshire, GU34 1JW

Price £80,000

wpr



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Price £80,000 Leasehold

- High Street 300 yards walk
- All Saints Church & Westbrooke Gardens nearby
- Level surroundings
- Local museum & gallery

Set away from roads yet in a prestigious town centre location, a twin aspect 1999 built McCarthy & Stone first floor retirement apartment offering 1 double bedroom accommodation served by a communal lift with short alternative stair access to the gardens

- Twin aspect sitting/dining room
- Kitchen overlooking Clover Leaf Court
- Double bedroom + extensive wardrobes
- Refitted white suited shower room
- Residents' & visitors' car park
- Fine level lawned grounds
- Chain-Free sale

DESCRIPTION

Having only two direct neighbours, the apartment is more privately situated in the two storey south eastern corner of this purpose built retirement scheme, and benefits not only from the twin aspect, but also a refitted shower room with a white suite incorporating a wide shower enclosure, and vanity cupboards and drawers. A condition of purchase is that residents are over the age of 60 years or, for a couple, one must be over the age of 60 years and the other over 55 years. The three main rooms overlook the landscaped grounds and car park towards Clover Leaf Court, Park House and Westbrooke Gardens beyond. Characteristics include uPVC double glazing with trickle vents, Dimplex storage/electric heating, coved ceilings, and maple effect and glazed panelled internal doors. The kitchen includes an Electrolux electric hob and hood in white, and a Hotpoint split level electric oven. The built-in hall cupboard has both recessed shelving, an electric consumer unit and a replacement Gledhill Pulsacoil Eco hot water system.



LOCATION

Set within level landscaped communal gardens, Willow Court is a 2/3 storey development of 72 apartments fronting Ackender and Rack Close Roads, which are access-only roads lying on the western side of Alton's historic town centre. There are individual and multiple shops, M&S, Sainsbury's, Boots and Iceland stores, a library, hotels and restaurants, a museum and gallery, and a variety of associations. Alton also has Westbrooke Gardens reached via a residents gate onto Rack Close Road with a bowls club and seasonal programme of events, weekly street and farmers market events, a train station (Waterloo line) with an adjacent Waitrose store, a leisure centre and 2 outlying golf courses.

COMMUNAL FACILITIES

Residents lounge, laundry, twin guest room, alternative exit doors for shorter access, entry phone system with video option, lift, resident house manager, 24 hour emergency Careline system, security alarm and refuse area.

NB

1. The leasehold is for 125 years from 1st July 1999. Ground rent currently £679.59 per annum. Service charge payable includes buildings insurance, water and sewerage rates - apply for details.
2. The freestanding wardrobe/chest of drawers unit and bedside locker in the bedroom, and the fridge and freezer in the kitchen, are available for inclusion in the sale at no extra cost.

DIRECTIONS

From the M&S Foodhall store at the south western end of High Street, Alton, proceed away from the town on Butts Road. Turn first right before the BP garage into Ackender Road. Willow Court archway and car park is second on the right.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

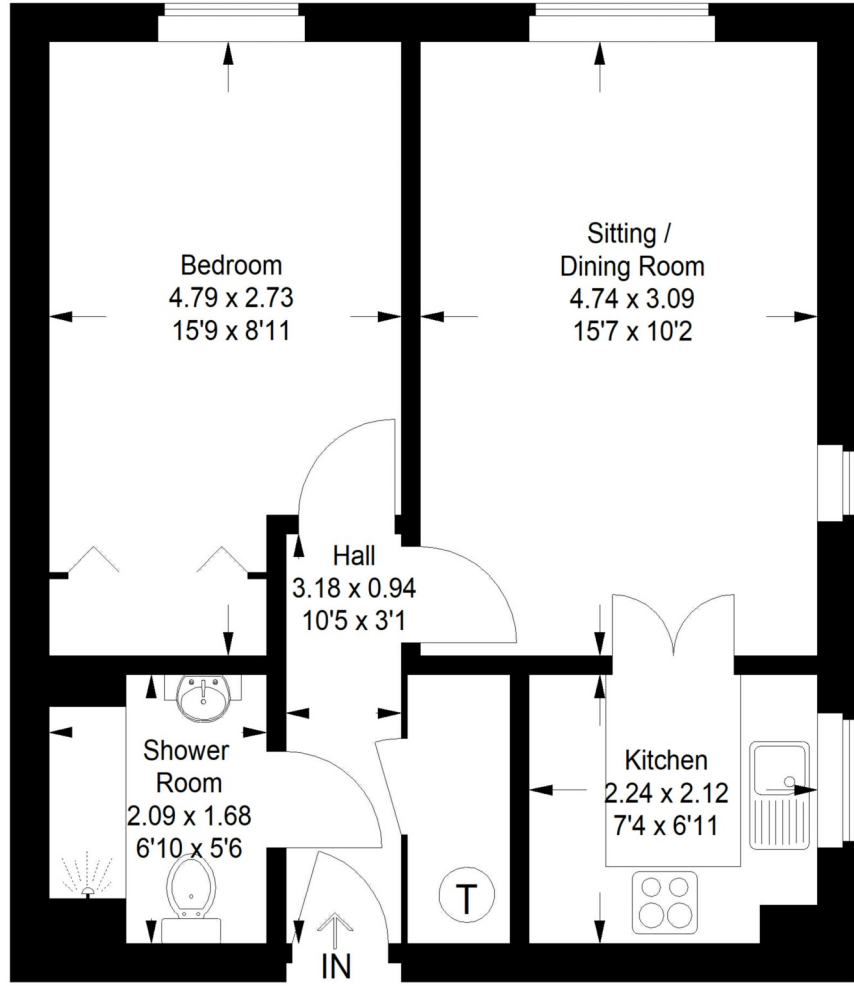


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Willow Court

Approximate Gross Internal Area
= 42.3 sq m / 455 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.

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(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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