

4 Lady Place Court

Market Square, Alton, Hampshire, GU34 1HD

Price £139,500

wpr



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Price £139,500 Leasehold

- Lenten Street & Westbrooke Gardens nearby
- Level central setting by Market Square
- Tea shops, inns & events close by
- Adjacent High Street shops

A light and airy, and advantageously located ground floor 2 bedroom retirement apartment including a south westerly aspect to Westbrooke Gardens opposite in an highly convenient central town setting

- Fine reception hall
- Twin aspect living room
- Kitchen
- 2 bedrooms
- Refitted shower room
- Main entrance & laundry room nearby
- Communal facilities inc. residents' parking
- Chain-free sale

DESCRIPTION

The apartment was built by Deeprise in 1988 to a more individual design enabling all rooms to enjoy natural light with southerly or westerly aspects from the replacement uPVC double glazing with all six windows incorporating fanlights. Since 2015, the previous bathroom has been refitted as a shower room with a white suite and chrome fittings affording a wide tiled and glazed shower enclosure with an Aqualisa Quartz Electric 8.5 shower fitting and a seat, a limestone coloured tiled surround, a double vanity cupboard, shaving light and vinyl floor. There is also electric/storage heating, light and power switchplates at a user-friendly height, coved ceilings to the living room, hall and both bedrooms, built-in cupboards to the main bedroom and hall, and a Tunstall communal entryphone system with an automatic door release and, to most rooms, emergency pullcords.



The kitchen includes an electric cooker and Candy white fridge/freezer with a handy range of fitted wall and floor cupboards with drawers. A purchaser must be a minimum of 60 years of age.

LOCATION

The property is located in the distinctive south western wing of Lady Place Court, an age exclusive development of originally 30 apartments positioned 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, bandstand, and an eclectic programme of Summer events. The neighbourhood also provides the town's main shops, restaurants and inns, a library, community centre and walks beside the Wey stream. This historic old market town also has M&S, Sainsbury's, Waitrose and Aldi stores, a museum and art gallery, bus services to Guildford and Winchester, station (Waterloo line), weekly and specialist open air markets, and interest clubs.

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.

NB

1. Marketing photographs may show Westbrooke Gardens and the communal facilities.
2. The leasehold tenure is on a 125 year lease from 24 June 1988. Current ground rent £100 per annum. Please apply for maintenance charge details.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band C - East Hampshire District Council.



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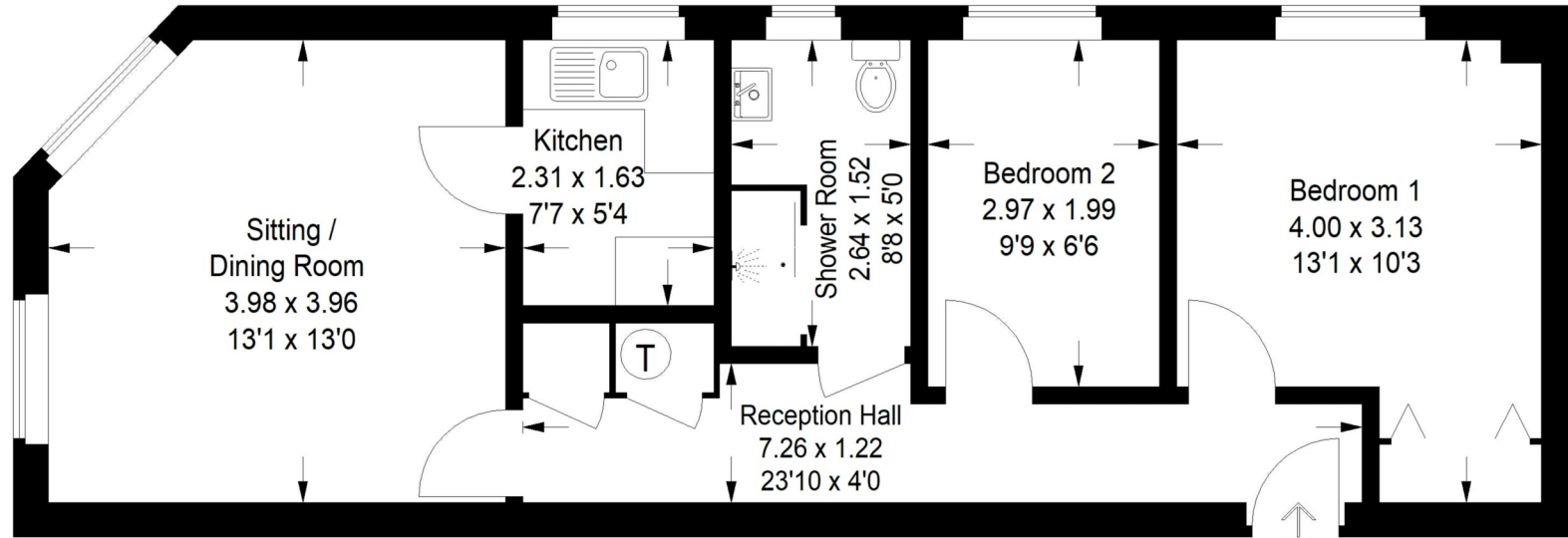
VIEWING

Strictly by prior appointment with Warren Powell-Richards



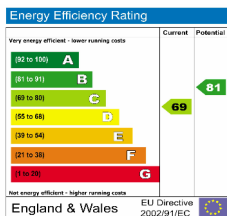
Lady Place Court

Approximate Gross Internal Area
51 sq m / 549 sq ft



Ground Floor

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