

22 Willow Court | Price £165,000

Ackender Road, Alton, Hampshire, GU34 1JW

wpr



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Price £165,000 Leasehold

- Ground floor setting
- High Street 250 yards walk
- All Saints Church nearby
- Also Westbrooke Gardens

Opening directly onto the communal gardens, this centrally located ground floor 1 double bedroom exclusive apartment is well presented throughout.

- Spacious living/dining room
- Glazed door opening to garden
- Kitchen with appliances
- Shower room
- Residents' car park
- 24 hr emergency Care line

DESCRIPTION

Positioned on the ground floor with easy access to the car park and communal facilities. The accommodation consists of a living/dining room, kitchen with a door providing access to the communal gardens, a double bedroom with mirrored built-in wardrobes and a refitted shower room. This favoured development was constructed in 1999 by well regarded developers McCarthy & Stone and is conveniently set within 250 yards of the High Street. A condition of purchase is that residents are over the age of 60 years or, in the event of a couple, one must be over the age of 60 years and the other over 55 years.



LOCATION

Well respected Willow Court stands in lovely communal gardens and fronts onto two access-only roads, Ackender and Rack Close Roads. It is close to the public gardens and the historic town of Alton's shops and stores (M&S, Boots, Sainsbury's, and Iceland), a library, pubs and cafes and cultural / interest associations. There are also regular markets, a station (Waterloo line) and Waitrose store, and HSDC Alton College.

COMMUNAL FACILITIES

- Residents' lounge
- Laundry
- Twin bed guest room
- Entry-phone system
- Resident House Manager
- Security alarm
- Refuse area
- Multiple external doors

DIRECTIONS

From the M&S Foodhall at the south western end of High Street, Alton, proceed away from the town on Butts Road. Turn first right onto Ackender Road. Take the second right hand drive under the Willow Court archway accessing the residents' car park.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B - East Hampshire District Council

NB

The leasehold tenure is for 125 years from 1st July 1999. Ground rent £165 per half year. Apply for service charge details.



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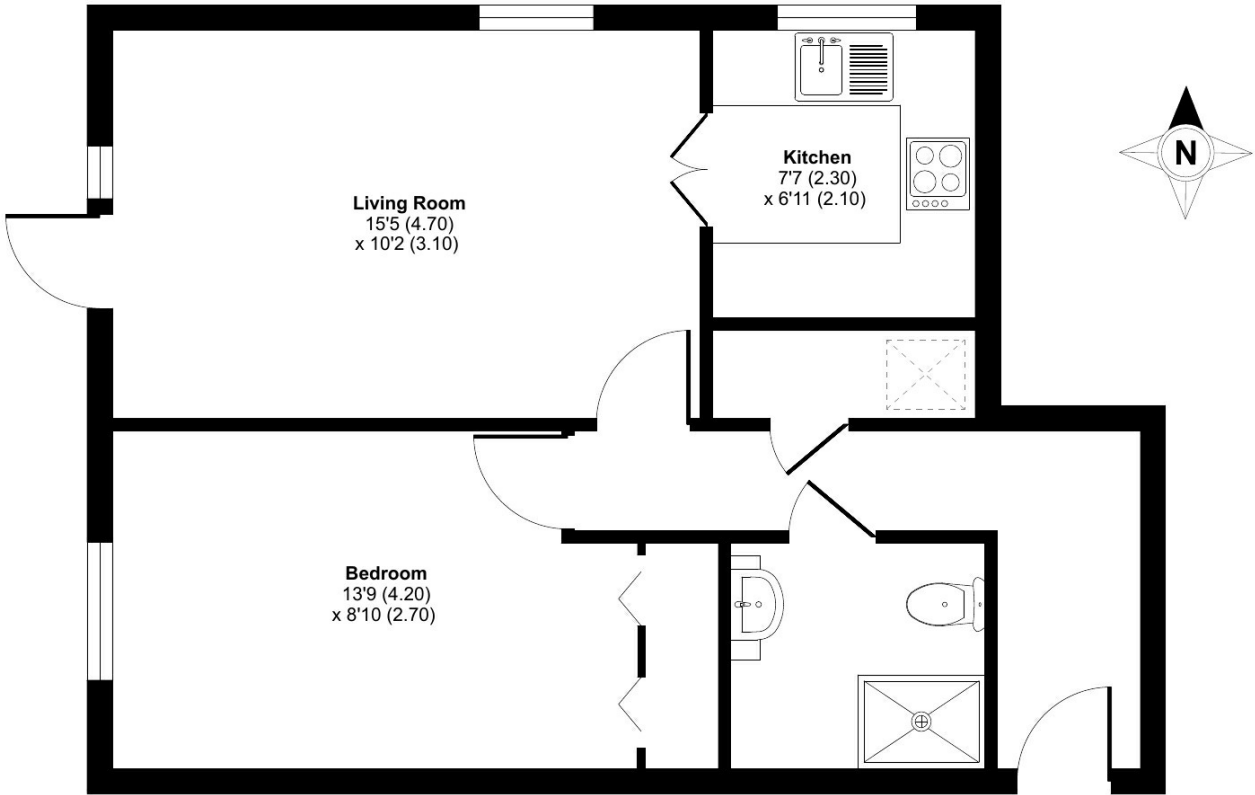
VIEWING

Strictly by prior appointment with Warren Powell-Richards

Willow Court, Ackender Road, Alton, GU34

Approximate Area = 476 sq ft / 44.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1048884

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D		77	81
E			
F			
G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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

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