

wpr

# 11 Windmill Court

St Mary's Close, Alton, Hampshire, GU34 1EQ

Price £99,950



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Price £99,950 Leasehold

- South of Alton town centre
- Cul-de-sac setting
- Beside Watercress Line
- Train station 1 mile

A first floor 1980's purpose built one bedroom retirement apartment served by a communal lift, residents parking and delightful award-winning gardens.

- Living/dining room
- Kitchen
- Shower room
- Reception hall
- Double bedroom
- Chain-free sale



#### DESCRIPTION

The well presented 1 bedroom apartment is located in a private scheme totalling 33 age exclusive properties with a condition of purchase being that residents are over the age of 60 years. The living room is a good size and opens to the modern kitchen with light wood effect units. There is a double bedroom with built-in wardrobes and a shower room with white sanitary ware. Windmill Court benefits from well stocked and maintained communal grounds with views over the town. There is also residents parking and a resident Estate Manager.



## LOCATION

Set at the end of an no-through road, St Mary's Close, and alongside the Watercress steam railway line, Alton town centre lies directly to the north with Sainsbury's in-town store approached on foot via Mount Pleasant Road, Maltings Close and Turk Street. There are family and major shops, M&S Foodhall, Boots and Iceland stores, a library, restaurants, hotels and Inns, a museum and gallery, and a variety of associations. Alton also has Westbrooke Gardens with its bowls club and seasonal programme of events, weekly street and farmers market events, a station (Waterloo line), further stores such as Waitrose and Aldi, a leisure centre, two golf courses and footpaths.

The lease is for 99 years from 20th January 1986 with a peppercorn ground rent. Apply for maintenance charge details.

## DIRECTIONS

From the M&S Foodhall, at the Western end of High Street, Alton, proceed on Drayman's Way, the town's inner relief road and continue ahead at the Sainsbury's mini-roundabout. At the next mini-roundabout, turn right onto Lower Turk Street and turn immediately right up Turk Street. Then turn third right into St Mary's Close. Continue to the end into Windmill Court.

## SERVICES

Mains water, electricity and drainage.

## COUNCIL TAX

Band A - East Hampshire District Council



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## VIEWING

Strictly by prior appointment with Warren Powell-Richards



MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 468 SQ FT 43.4 SQ METRES



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
92-101	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - lower running costs

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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