

37 Mary Rose Mews

Adams Way, Alton, Hampshire GU34 2UU

Price £265,000

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Price £265,000 Leasehold

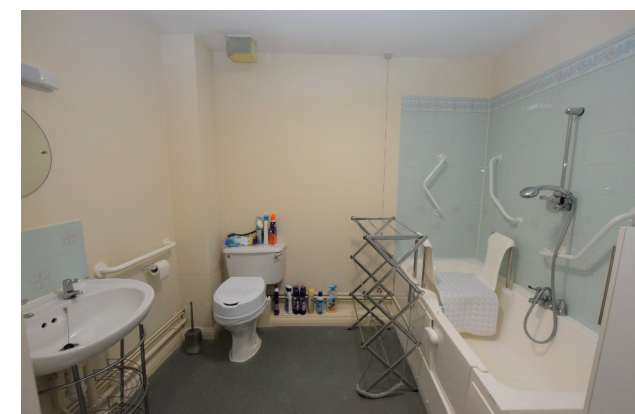
- Views to historic John Eggar's building
- Waitrose & Alton Station nearby
- Also regular buses, health centre & pharmacy
- Local shops & St Mary's Church

A first floor 2 bedroom Close Care retirement apartment in an attractive setting within the greatly admired Brendoncare Foundation scheme

- Living room + double glazed door to private balcony
- Fitted kitchen with easy access to living room
- Super sized main bedroom + bedroom 2
- Bathroom & large L-shaped reception hall
- Communal lift & stairs
- Residents' car parking & impressive gardens
- Chain-free sale

DESCRIPTION

A favourably located and twin aspect 2 bedroom first floor Close Care retirement apartment in the prestigious Brendoncare Foundation scheme with the added attraction of its own balcony and a communal lift. Built in the late 1990's, the apartment is carefully designed to allow independent access to all the rooms except the kitchen from the reception hall. A south easterly aspect is enjoyed to the front over the impressively landscaped gardens and central square, whilst the living room accesses an external balcony with further garden views. There is double glazing with night vents and window security locks, whilst heating is provided by an electrically powered system. Mary Rose Mews in an architect designed complex of 46 age exclusive apartments served by 2 lifts and set in the delightful grounds of Brendoncare care centre.



LOCATION

Mary Rose Mews is an architect designed complex in level surroundings of 46 age exclusive apartments served by 2 lifts and set in the delightful broad level grounds of the Brendoncare Care Centre. Situated on the easterly side of Alton's historic town centre, Mary Rose Mews has a Waitrose store, the station (Waterloo line), bus services, Anstey Park, St Mary's RC Church, Wilson Practice Surgery, a dental surgery and Anstey Road Pharmacy in the neighbourhood. The town affords a variety of individual and multiple shops, stores such as Boots, M&S and Sainsbury's, weekly and specialist open air market events, a library, further churches, restaurants, hotels and inns, cultural facilities and an interesting history with connections to the English Civil War, Jane Austen and hop growing.

COMMUNAL FACILITIES

24 hour emergency alarm system linked to the in-house nursing home - Communal gardens and grounds - Push button electric doors - Residents' and visitors' parking - Use of a communal room for gatherings. Extra services at an additional charge such as meals, laundry service, hairdressing, etc.

DIRECTIONS

From the Normandy Street mini-roundabout at the station end of Drayman's Way, Alton's inner relief road, proceed away from the town on Normandy Street passing the Alton House Hotel on the right. Do not deviate, the road changes its name to Anstey Road. After the Wilson Practice Surgery and Anstey Road Pharmacy on the right, turn shortly right into Adams Way. Turn 1st left into the Brendoncare car park.

NB

1. The Leasehold to be a 99 year lease from 25 March 2017. Ground rent £100 pa. Please apply for maintenance charge details.
2. Photographs may include the communal gardens and other shots of the development.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.



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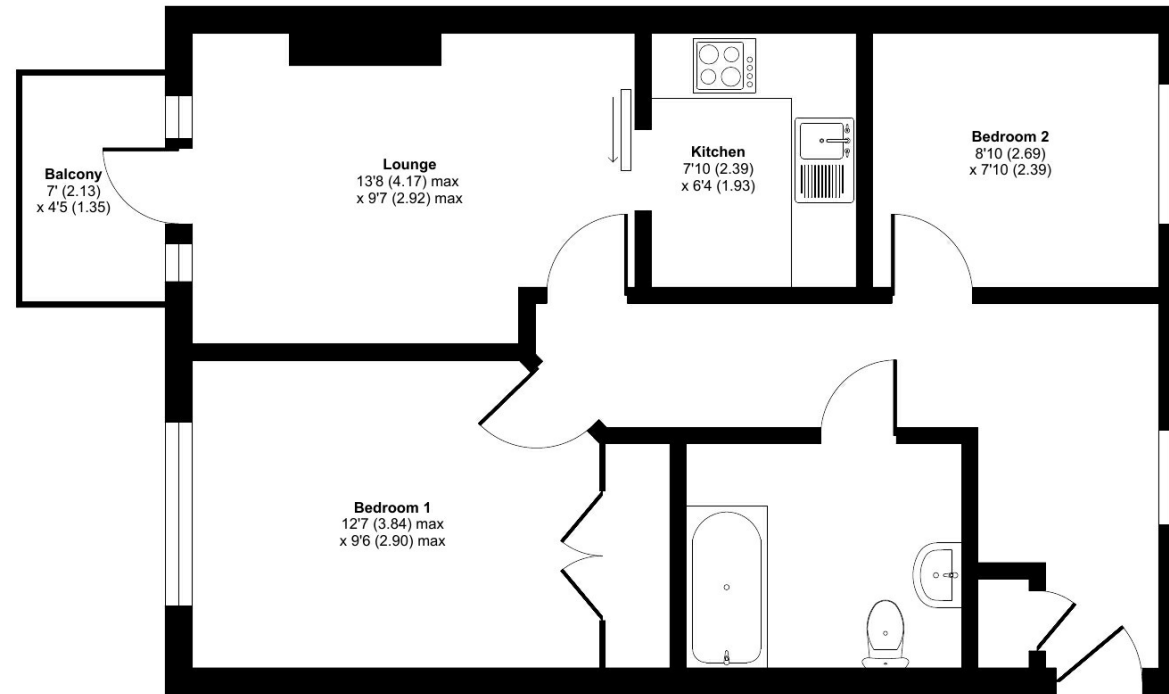
VIEWING Strictly by prior appointment with Warren Powell-Richards



Adams Way, Alton, GU34

Approximate Area = 584 sq ft / 54 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). © ncthecom 2023. Produced for Warren Powell-Richards. REF: 941944

| Energy Efficiency Rating | |
|---------------------------------------------|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92+) | A |
| (81-91) | B |
| (69-80) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| Not energy efficient - higher running costs | |
| 53 | 77 |

England & Wales EU Directive 2002/91/EC

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

CRKDa326080

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