

# 54 Willow Court

Ackender Road, Alton, Hampshire, GU34 1JW

Price £125,000

wpr



## 54 Willow Court

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Price £125,000 Leasehold

- High Street 250 yards walk
- South westerly aspect to All Saints Church spire
- Award-winning communal gardens
- Westbrooke Gardens & bowls club nearby

**A well presented first floor one bedroom retirement apartment enjoying views over the well maintained communal gardens**

- Sitting/dining room 22' 5 x 10' 8 overall
- Light & airy kitchen
- Double bedroom + extensive mirrored wardrobes
- Refitted white bathroom + Grohe shower
- Residents' & visitors' car park
- Colourful and level lawned grounds
- Recently fitted hot water tank

### DESCRIPTION

A beautifully presented first floor 1 bedroom retirement apartment enjoying sunny views over the well maintained communal gardens and offering no onward chain.

The property has been well looked after and enhanced by the owner and importantly is set in the sunny wing of the development making the apartment feel bright and airy. Another very useful attribute is the immediate proximity to the staircase and door to the outside making both entering and exiting the flat remarkably simple.



## 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 £339.79 per half year. Service charge payable includes buildings insurance, water and sewerage rates - apply for details.
2. We have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must accept that the property is for sale on this basis. Please refer to the agents below regarding the replacement of the split level Indesit electric oven.

## 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.



78 High Street, Alton, Hampshire, GU34 1EN  
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## VIEWING

Strictly by prior appointment with Warren Powell-Richards.



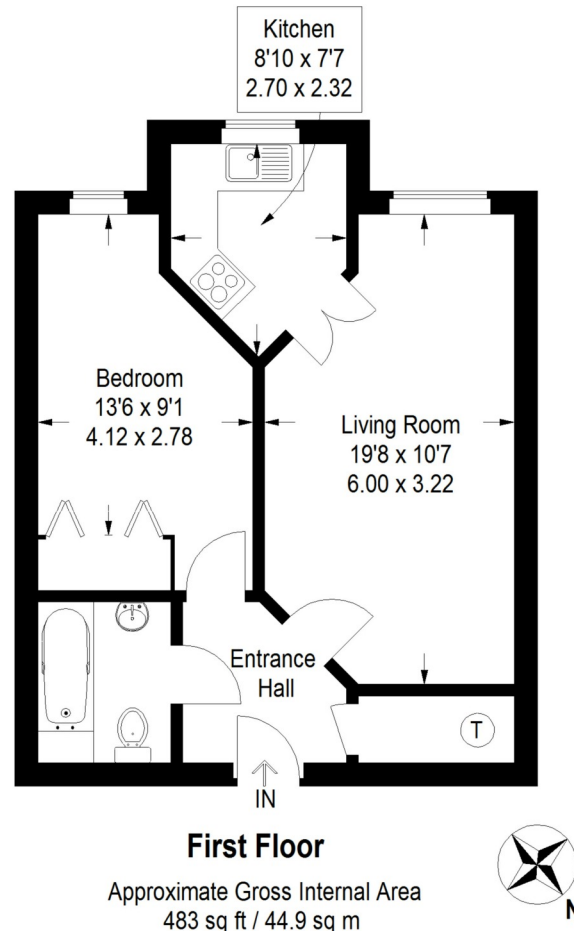


Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2015 (ID167897)

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) <b>A</b>	
<small>Energy efficient</small> (81-91) <b>B</b>	
<small>Decent</small> (69-80) <b>C</b>	
<small>Below average</small> (55-68) <b>D</b>	
<small>Less than average</small> (39-54) <b>E</b>	
<small>Below average</small> (21-38) <b>F</b>	
<small>Not energy efficient - higher running costs</small> (1-20) <b>G</b>	
84	85
<small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.