

# 24 Lady Place Court

Market Square. Alton. Hampshire. GU34 1HD

Price £89,500

wpr





## 24 Lady Place Court

Market Square, Alton, Hampshire, GU34 1HD

Price £89,500 Leasehold

- Adjacent Market Square
- Level town centre setting
- Restaurants & inns nearby
- Rail service to London Waterloo

A bright and airy 2nd Floor 1 double bedroom retirement apartment in excellent condition.

- Living/dining room
- Separate modern kitchen
- Refitted shower room
- Spacious hallway
- Communal facilities inc. Undercroft parking
- Communal lift
- Chain-free sale

### DESCRIPTION

A well planned 1988 purpose built age restricted apartment (buyer must be minimum 60 years of age) in arguably the most central retirement scheme in Alton with Westbrooke Gardens and the Market Square in the immediate vicinity.

This 2nd floor apartment is bright, airy and ready to move into. On entering you are greeted by a spacious hallway with separate doors leading to the bedroom, with built-in wardrobes, modern shower room and spacious lounge. The lounge has double aspect windows letting in plenty of light and a separate door to the kitchen. The kitchen has been updated in recent years and has plenty of storage. There are built-in cupboards in the hallway, emergency pull cords in each room and a communal entry phone system with an automatic door release.





## LOCATION

The apartment is situated to the rear of the building away from traffic and with rooftop views over the Lenten Street townscape. Lady Place Court is an age exclusive development sited between the Market Square and Westbrooke Gardens, which lie directly opposite. The gardens include a collection of sculptures, a private bowls club, a bandstand, and a refined and varied programme of events during the Summer. The neighbourhood also provides the town's main shops, restaurants and inns, the library, Community Centre, HSDC Alton College and the Wey stream. This historical market town also has M&S and Sainsbury's in-town stores, a museum and gallery, station (Waterloo line) and Waitrose store, 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.

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 B - East Hampshire District Council.



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## VIEWING

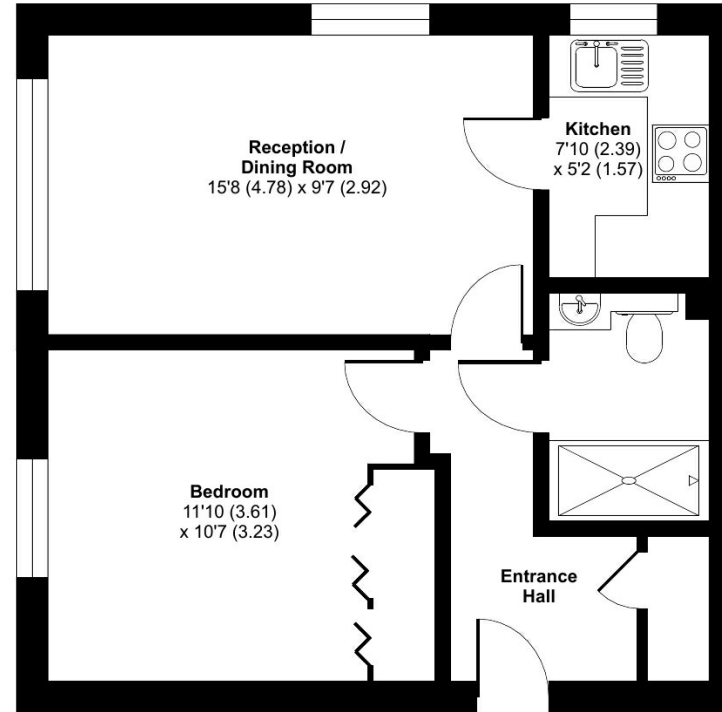
Strictly by prior appointment with Warren Powell-Richards



# Market Square, GU34

Approximate Area = 444 sq ft / 41.2 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Warren Powell-Richards. REF: 1042135

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(54-68)	75	78
D	(39-54)		
E	(21-38)		
F	(1-20)		
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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