

# 7 Mary Rose Mews

Adams Way, Alton, Hampshire, GU34 2UU

Price Guide £200,000

wpr



## 7 Mary Rose Mews

Adams Way, Alton, Hampshire, GU34 2UU

Price Guide £200,000 Leasehold

- Level surroundings
- Station & Waitrose nearby
- Also Alton Health Centre & pharmacy
- Local shops & bus services

Opening directly onto the scenic communal gardens, a ground floor 1 double bedroom Close Care retirement apartment in a prime location within the revered Brendoncare Foundation scheme

- Reception hall 8'4" x 7'9"
- Sitting room
- Refitted kitchen + electric hob & double oven
- White sanitaryware
- Residents' & visitors' parking
- Chain-free sale

### DESCRIPTION

Constructed in 1997, the apartment commands a main south westerly aspect also benefitting from 2017 replacement uPVC double glazing with night ventilators and security window locks with the sitting room having a French door and windows opening to a part covered sun patio. This finely located apartment is designed for the the reception hall to allow independent access to all the rooms apart from the kitchen. Fitted to a light oak theme, the kitchen overlooks the main quadrangle gardens. Additional characteristics include smooth finished ceilings, white internal doors, moulded architraves and skirtings and the refitted shower room which features a wide cubicle with a fitted seat and a useful worktop with plumbing for a washing machine. There is ceiling heating and off peak underfloor heating.



## LOCATION

Mary Rose Mews is an architect designed complex of 46 age exclusive apartments, the upstairs of which are served by 2 lifts, 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, Alton Health Centre, 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 - Use of a communal room for gatherings. Extra services at an additional charge such as meals, laundry service, hairdressing, etc.

## DIRECTIONS

From the Queen Elizabeth Place 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 Alton Health Centre 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 tenure is on a 99 year lease from 25th March 2017,
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.

## COUNCIL TAX

East Hampshire District Council - Council Tax Band B.

## SERVICES

Mains water, electricity and drainage.



78 High Street, Alton, Hampshire, GU34 1EN  
t: 01420 87379 e: alton@wpr.co.uk

## VIEWING

Strictly by prior appointment with Warren Powell-Richards.

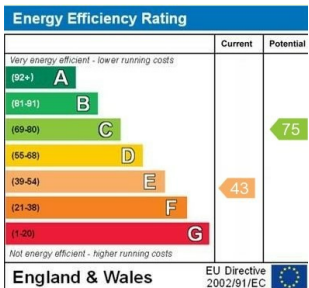
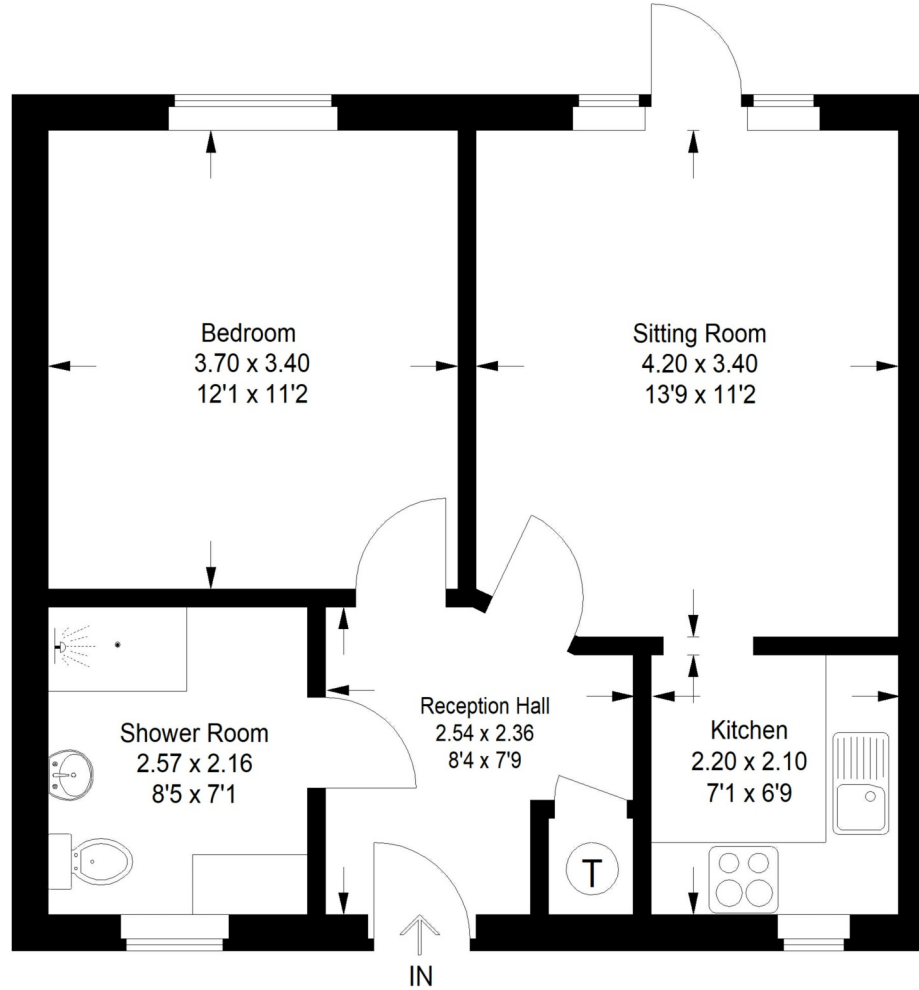


# Mary Rose Mews

Approximate Gross Internal Area  
42.8 sq m / 460 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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.