

32 Lady Place Court

Market Square, Alton, Hampshire, GU34 1HD

Price £70,000

wpr



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Price £70,000 Leasehold

- By Market Square
- High Street nearby
- Also Westbrooke Gardens
- Station (Waterloo line)

Individually designed and built in 2001, an attractively presented 2nd floor 1 double bedroom retirement apartment discretely located at the rear of the building in an unrivalled level town centre setting

- Reception hall
- Living room 22'10 x 10'6 max.
- Integral kitchen & kuxury shower room
- Double bedroom + wardrobe
- Communal lift + stairlifts
- Undercroft parking & 2 communal courtyards
- Chain-free sale

DESCRIPTION

Constructed by Cathedral Homes (Hampshire) Ltd. as a prestigious extension to the original Deeprise 1988 building, the apartment is attractively tucked away and features neutral decorations and double glazed sash windows with smooth finished ceilings, white panelled internal doors, user friendly light and power switchplates, and emergency pullcords with an intercom system and automatic communal front door release. The maple effect kitchen incorporates an electric hob and oven, vented hood, one and a quarter bowl stainless steel single drainer sink and worktop lighting with units providing 4/5 floor cupboards, 2 drawers, 7 wall cabinets, a display cabinet, wine ports and a tray/towel receptacle with spaces for a fridge/freezer and another appliance. The refitted shower room presents a white suite with chrome fittings to the walk-in shower with a Bristan Glee shower, limestone effect wall tiling, vanity cupboard, shaving light and a fan with an isolator. Any buyer must be a minimum of 60 years of age.



Heating is via Economy 7 electric heating and hot water with 3 Dimplex storage heaters. The sitting area and bedroom overlook the communal roof terrace adjoining the residents' lounge. There is a useful shortcut access to the Market Square.

LOCATION

Lady Place Court is an age restricted development positioned between the Market Square and Westbrooke Gardens, which include a collection of sculptures, a private bowls club, a bandstand and a programme of local and family friendly events. The neighbourhood also provides the town's main shops, restaurants and inns, the library, community centre, Alton College and the Wey stream. This historic old market town also has M&S and Sainsbury's in-town stores, a museum and gallery, trains to Waterloo (minimum 67 minutes), a Waitrose store, open air markets and interest clubs.

COMMUNAL TERRACES & FACILITIES

There are 2 communal paved roof terraces for residents, a central lift and stair lifts, a residents' lounge, laundry, a resident manager's office, guestroom, stairs and hall.

DIRECTIONS

Lady Place Court adjoins the Lady Place public car park which is approached by car either via Lenten Street or beside the White Horse Inn at the M&S end of High Street, Alton.

NB

1. The apartment is not in view in the main photograph. Photographs may include a view in nearby Westbrooke Gardens.
2. Leasehold tenure 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

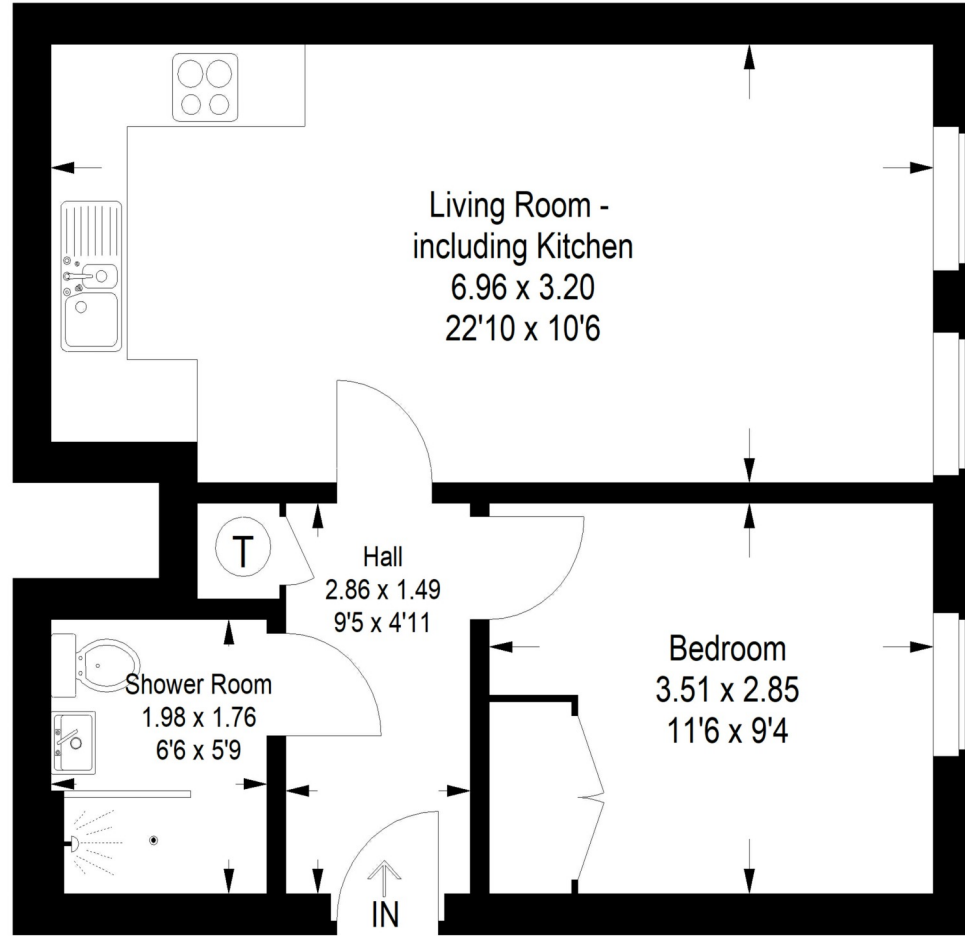


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Lady Place Court

Approximate Gross Internal Area
= 41.5 sq m / 447 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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