

# 27 Lady Place Court

Alton, Hampshire, GU34 1HD

Price £150,000

warren  
powell-richards





## 27 Lady Place Court

Alton, Hampshire, GU34 1HD

Price £150,000 Leasehold

- Town centre position
- Communal facilities
- Library, museum & gallery nearby
- Alton station (Waterloo line)

### A 2 bedroom first floor retirement apartment situated in a town centre location

- 2 bedrooms
- Living room
- Kitchen
- Residents' parking
- Communal lounge & 2 roof terraces
- Communal laundry
- Lift access

#### DESCRIPTION

This purpose built retirement scheme, first floor 2 double bedroom apartment enjoys a double glazed twin aspect in a highly convenient level central town setting adjacent to the Market Square and Lenten Street. The development has two sun terraces, communal lounge area, communal laundry area and residents' parking. The property is an age exclusive property (minimum 60 years of age).





## LOCATION

There is a private bowls club, a bandstand, several sculptures and regular social events. The neighbourhood also provides weekly and specialist market events, cafes, coffee shops and inns, the library, community centre and interest clubs. Nestling in the Wey Valley, Alton has an M&S, Waitrose & Sainsbury's, the Curtis Museum and Allen Gallery, a station (Waterloo line), and an interesting history with connections to Jane Austen, the English Civil War and the hop industry.

## 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 the High Street, Alton. Alternatively, on foot there are various access points to the car park including via the Market Square.

## COUNCIL TAX

Band B - East Hampshire District Council

## SERVICES

Electric heating, mains water & drainage.



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## VIEWING

Strictly by prior appointment with Warren Powell-Richards



MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 439 SQ FT 40.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for reference only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	77	80
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive compliance	

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