

# 8 Lady Place Court

Alton, Hampshire, GU34 1HD

Price £85,000

wpr



## 8 Ladyplace Court

Alton, Hampshire, GU34 1HD

Price £85,000 Leasehold

- Town centre position
- Communal facilities
- Easy access to the lift
- Opposite Westbrooke Gardens

A 1 bedroom first floor retirement apartment situated in a town centre location with a southerly aspect. Chain-Free.

- 1 bedroom
- Living room
- Refitted kitchen
- Immediate and easy access to the lift
- Communal lounge & 2 roof terraces
- Communal laundry
- Residents' parking

### DESCRIPTION

This purpose built retirement scheme, first floor 1 double bedroom apartment is well appointed and has the added benefit of being close to the lift. With views towards the park the property is in a convenient level central town setting adjacent to the Market Square and Lenten Street. The development has two terraces, communal lounge area, communal laundry area, lift and residents' parking. The property is an age exclusive property (minimum 60 years of age).



## LOCATION

In the adjacent Westbrooke Gardens there is a private bowls club, 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.

## VIEWING

Strictly by appointment with the agents Warren Powell-Richards.

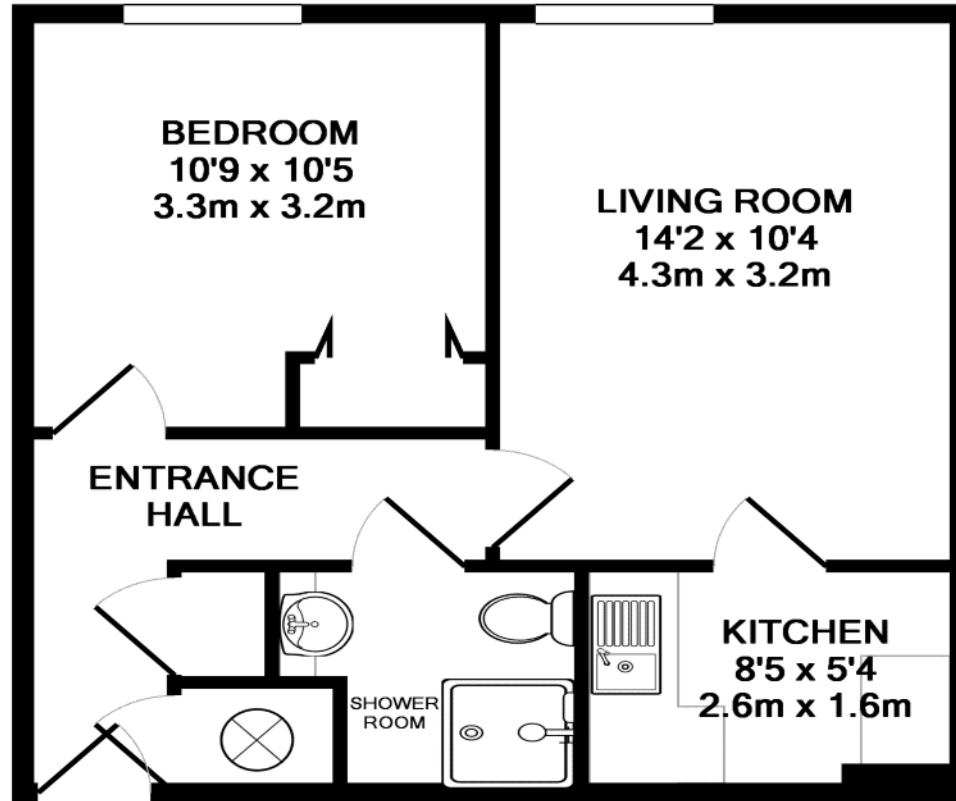


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## VIEWING

Strictly by prior appointment with Warren Powell-Richards





TOTAL APPROX. FLOOR AREA 413 SQ.FT. (38.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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