

Flat 17 Lady Place Court

Market Square, Alton, Hampshire, GU34 1HD

Price £122,250

wpr



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Price £122,250 Leasehold

- Between Lenten Street & public gardens
- Level town centre setting
- Cafes, inns & events nearby
- Alton Station - trains to London Waterloo

Fllooded with natural light, an advantageously located second floor 1 double bedroom retirement apartment featuring a refitted kitchen and shower room, and a southerly aspect over Westbrooke Gardens opposite

- Twin aspect living room
- Kitchen & reception hall
- Wide built-in wardrobe to bedroom
- White suited shower room + walk-in shower
- Lift & stairs close by
- Communal facilities inc. undercroft parking

DESCRIPTION

Arguably the best location in the building, a tastefully decorated, enhanced and individually designed apartment affording natural light in all of the rooms with southerly and easterly views over the public gardens and Lady Place car park respectively from the white uPVC double glazed replacement windows. Any purchaser must be a minimum of 60 years of age. Built in 1988 by Deeprose in an unrivalled town centre location, the property presents a cream refitted kitchen with soft closers and chrome handles integrated with an electric oven, ceramic hob, cooker hood and fridge. The luxury shower room notably has an Aqualisa shower fitment, vanity cupboard, hidden shelving, multiple heated towel rail and a shaving light. There are also majority covered ceilings, electric/storage heating, light and power switchplates at a user friendly height, 2 built-in cupboards in the extensive hall, and a communal entryphone system with an automatic door release and emergency pullcords.



LOCATION

The apartment is situated in the distinctive south western wing area of Lady Place Court, 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 historic 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, with the exciting new former brewery site development now in progress.

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.

NB

1. Marketing photographs may show Westbrooke Gardens and the communal facilities.
2. 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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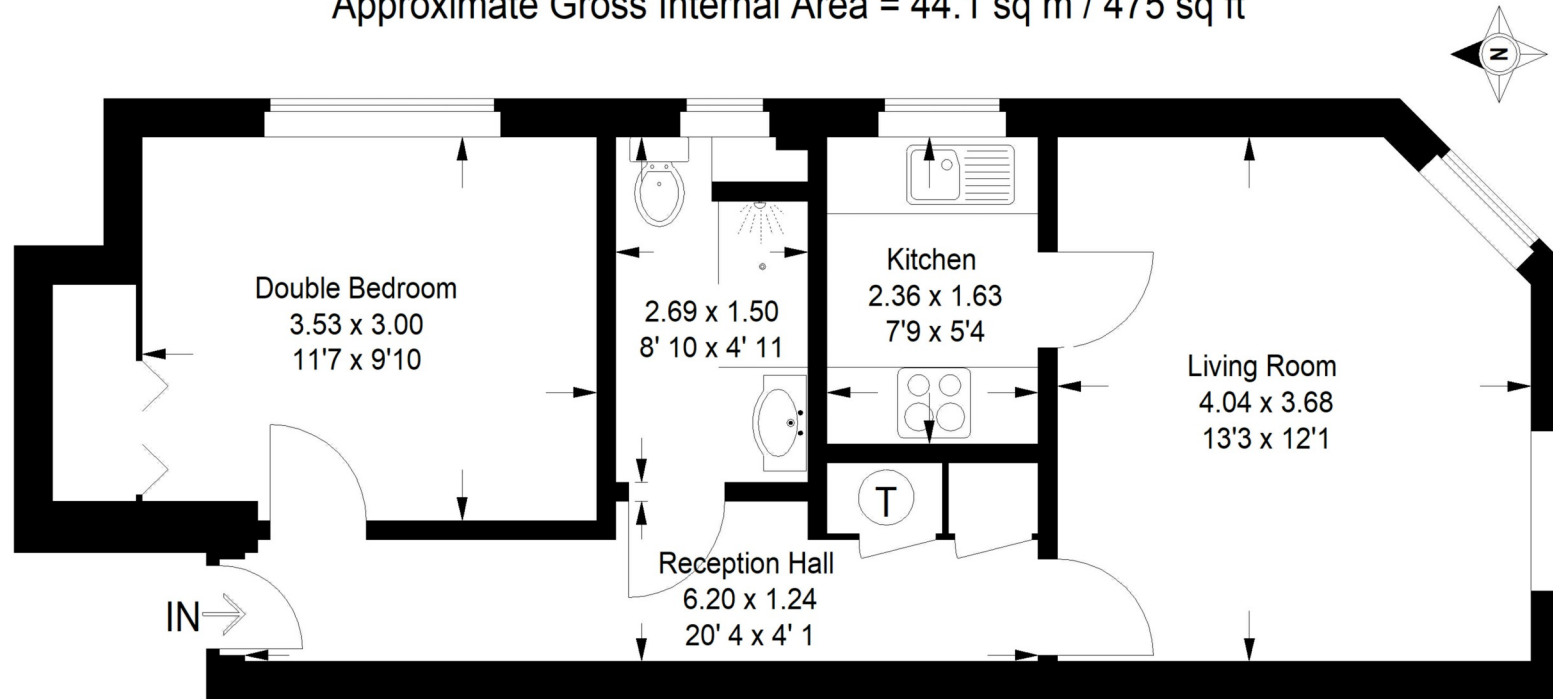
VIEWING

Strictly by prior appointment with Warren Powell-Richards



Lady Place Court

Approximate Gross Internal Area = 44.1 sq m / 475 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the agents. 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 quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
<small>Lower energy efficient - lower running costs</small>	
A (92+)	
B (81-91)	
C (69-80)	82
D (54-68)	
E (49-54)	
F (41-48)	
G (1-40)	85
<small>Not energy efficient - higher running costs</small>	
<small>England & Wales EU Directive 2002/91/EC</small>	

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