

18 The Cooperage

Lenten Street, Alton, Hampshire, GU34 1HB

Price £185,000

warren
powell-richards



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Price £185,000 Leasehold

- Market Square nearby
- Station - Waterloo min 67 minutes
- Access to Farnham, Guildford & Winchester
- Cultural facilities in Alton

This sunny apartment has lovely views south over an adjoining park, enjoying one of the best aspects of any apartment in this highly sought-after retirement development. Situated on the second floor, accessed by a communal lift, it is in excellent condition with a refurbished kitchen, one bedroom, a spacious living room and landscaped communal gardens.

- Reception hall + 3 built-in cupboards
- Sitting/dining room
- Modern kitchen with appliances
- Double bedroom with wardrobes
- Shower room
- Residents & visitors' parking

DESCRIPTION

This top floor apartment is in an age exclusive scheme (minimum 60 years of age) built in 1989 by McInerney Homes and incorporates both a lift and two alternative stairs. All four rooms are independently accessed from the reception hall whilst characteristics include replacement uPVC double glazing with white interiors, Dimplex heating, power and light switchplates at a user friendly height. There is also a communal entryphone system and an emergency intercom and pullcords.



LOCATION

The Cooperage is a small mews style private courtyard consisting of 34 age restricted mainly 1 bed. apartments and 2 bed. cottages and lies directly between Lenten Street, Alton's finest town street, and Westbrooke Gardens, the central public gardens, which have a programme of open air events, a bandstand and a bowling green. The neighbourhood includes the Market Square, town shops and stores, restaurants and inns, a library, community centre and walks beside the Wey Stream as well as through the town centre. The ambience of this old market town includes a weekly street market, regular specialist and historic events, local societies, and the Curtis Museum and the Allen Gallery. There are Sainsbury's and M & S in-town stores, a station (Waterloo line) with an adjacent Waitrose store, fitness clubs, doctors surgeries and, on the outskirts, a sports centre and two golf courses.

COMMUNAL FACILITIES

There is a resident House Manager, a central reception area with cloakrooms, and a laundry room, impressive and extensive hallways including seating areas, a lift, 2 alternative staircases to the upper floors and a residents lounge, which has a kitchen area and patio doors opening directly to the sun loggia and rear communal gardens.

DIRECTIONS

From the row of banks opposite the Swan Hotel on High Street, Alton, turn right beside Boots the Chemist up Market Street. At the Market Square, continue straight ahead towards Basingstoke becoming Lenten Street and then turn left towards Lady Place car park. The Cooperage is immediately on the right with the apartment being in the left hand block.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

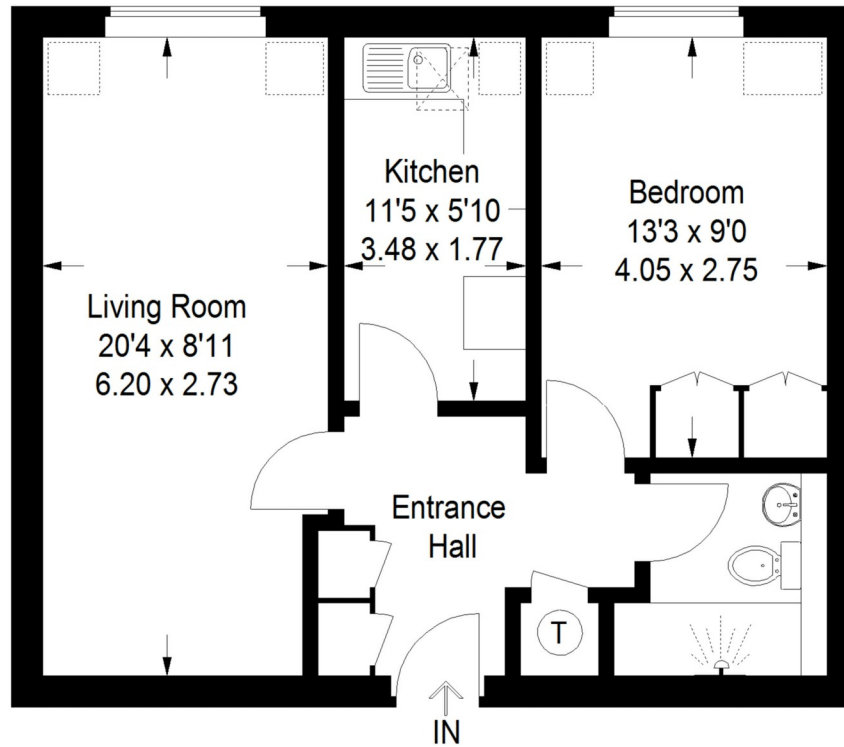


78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wprhomes.co.uk

VIEWING

Strictly by prior appointment with Warren Powell-Richards





Approximate Gross Internal Area
502 sq ft / 46.6 sq m


 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.

FloorplansUsketch.com © 2015 (ID 143042)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
		7B	B3
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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