

21 Lady Place Court

Market Square, Alton, Hampshire, GU34 1HD

Price £75,000

wpr



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Price £75,000 Leasehold

- Adjacent Market Square
- Level town centre setting
- Library, cafes & inns nearby
- Buses to Guildford & Winchester

Within a few yards of a communal patio also allowing alternative and quicker access to the town shops, a southerly facing first floor 1 double bedroom retirement apartment looking towards Westbrooke Gardens opposite

- Living room
- Separate kitchen
- Hall + 3 built-in cupboards
- Communal lift
- Scheme facilities inc. residents'/undercroft parking
- Chain-free sale

DESCRIPTION

A well planned and 1988 purpose built age restricted apartment (buyer must be minimum 60 years of age) in arguably the most central retirement scheme in Alton with the Lady Place car park, Westbrooke Gardens and the Market Square in the immediate vicinity. Benefits include white uPVC double glazed replacement windows with fanlights, electric heating including two Dimplex storage heaters, majority coved ceilings and light/power switchplates at a under-friendly height. The kitchen has spaces for an electric cooker and fridge whilst the bathroom includes a separate shower fitting. There is also a communal entryphone system with an automatic door release and emergency pull cords with further communal facilities listed separately below.



LOCATION

The apartment is situated in the central part of Lady Place Court, an age exclusive development sited between the Market Square and Westbrooke Gardens, which lie directly opposite. The gardens can be seen from the living room and bedroom, and 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 historical 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 much awaited former brewery site new development 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, and parking. 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 the rear of the building, a view in neighbouring 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

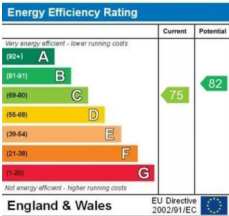
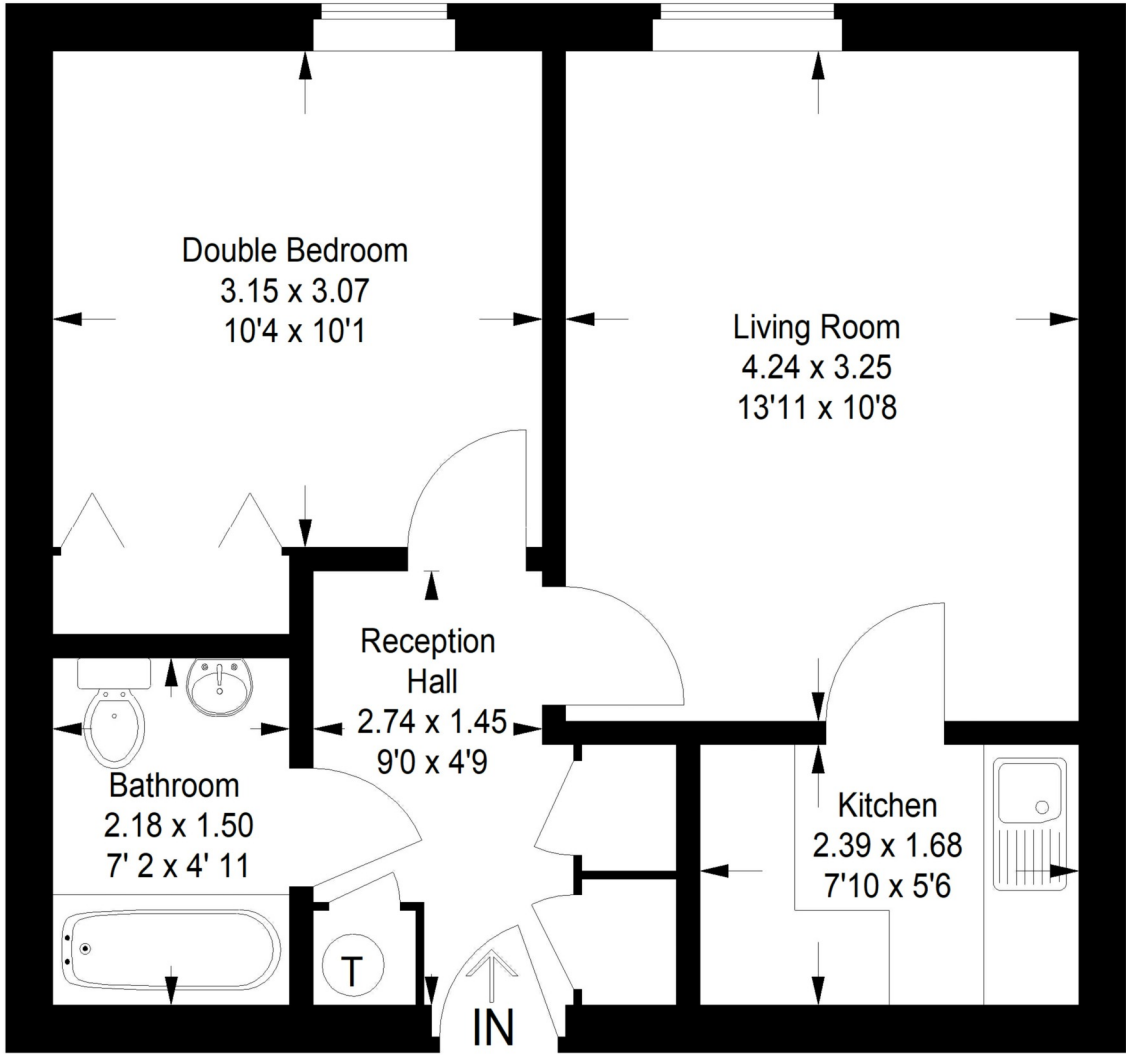


Lady Place Court

Approximate Gross Internal Area
= 39.5 sq m / 425 sq ft



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