

wpr

50 Willow Court

Ackender Road, Alton, Hampshire, GU34 1JW

Price £125,000



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Price £125,000 Leasehold

- High Street 250 yards walk
- Award-winning communal gardens
- Westbrooke Gardens & bowls club nearby
- Views over surrounding properties & towards Westbrooke Park

A well kept first floor apartment set in a McCarthy & Stone 1999 built development within close proximity of Alton's busy town centre.

- Sitting/dining room 22' 5 x 10' 8 overall
- Light & airy kitchen
- Double bedroom + extensive mirrored wardrobes
- Bathroom
- Residents' & visitors' car park
- Well maintained, colourful, level lawned grounds

DESCRIPTION

The property occupies a secluded position within the northern two storey section of this purpose built retirement scheme, a condition of purchase being that residents are over the age of 60 years or, for a couple, one must be over the age of 60 years and the other over 55 years. There is a formal lift to all floors but quick access to the garden can be gained by the common staircase which is across the landing and leads directly to the principle garden. Characteristics include uPVC double glazing with trickle vents, Dimplex electric/storage heating, the bathroom with independent shower and screen, a well fitted kitchen and a double bedroom with mirrored wardrobes.



LOCATION

Set within level landscaped communal gardens, Willow Court is a 2/3 storey development of 72 apartments fronting Ackender and Rack Close Roads, which are access-only roads lying on the western side of Alton's historic town centre. There are individual and multiple shops, M&S, Sainsbury's, Boots and Iceland stores, a library, hotels and restaurants, a museum and gallery, and a variety of associations. Alton also has Westbrooke Gardens reached via a residents gate onto Rack Close Road with a bowls club and seasonal programme of events, weekly street and farmers market events, a train station (Waterloo line) with an adjacent Waitrose store, a leisure centre and 2 outlying golf courses.

COMMUNAL FACILITIES

Residents lounge, laundry, twin guest room, alternative exit doors for shorter access, entry phone system with video option, lift, resident house manager, 24 hour emergency Careline system, security alarm and refuse area.

NB

The leasehold is for 125 years from 1st July 1999. Ground rent currently £339.79 per half year. Service charge payable includes buildings insurance, water and sewerage rates - apply for details.

DIRECTIONS

From the M&S Foodhall store at the south western end of High Street, Alton, proceed away from the town on Butts Road. Turn first right before the BP garage into Ackender Road. Willow Court archway and car park is second on the right.

COUNCIL TAX

Band B - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.



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VIEWING

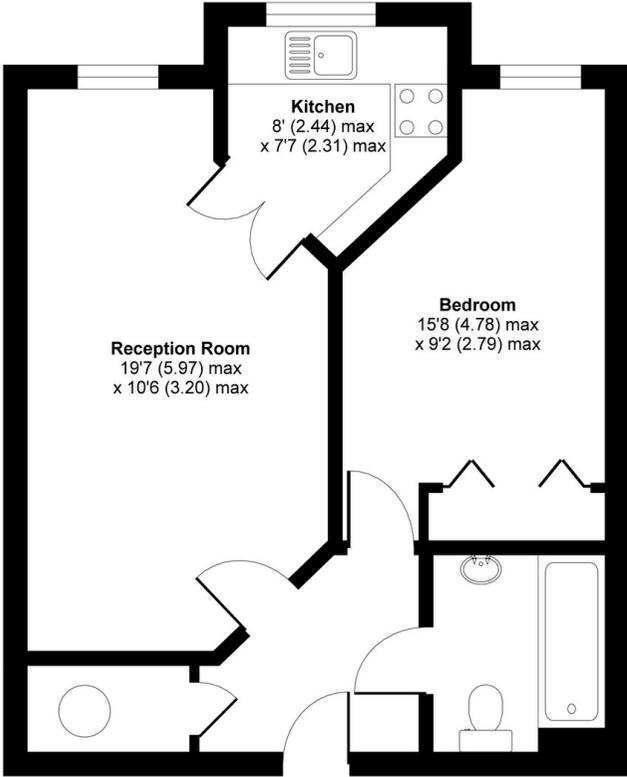
Strictly by prior appointment with Warren Powell-Richards.



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Approximate Area = 480 sq ft / 44.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Warren Powell-Richards. REF: 748839

Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small>	
<small>105-120 kWh/m²/year</small>	
A	
<small>81-104 kWh/m²/year</small>	
B	
<small>69-80 kWh/m²/year</small>	
C	
<small>55-68 kWh/m²/year</small>	
D	
<small>49-54 kWh/m²/year</small>	
E	
<small>41-48 kWh/m²/year</small>	
F	
<small>31-40 kWh/m²/year</small>	
G	
<small>Not energy efficient - higher running costs</small>	
73	79
<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>	

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