

28 Willow Court

Ackender Road, Alton, Hampshire, GU34 1JW



PRICE: £145,000

Lease: 125 years from 1999

Property Description:

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Willow Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 71 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.



01425 632291



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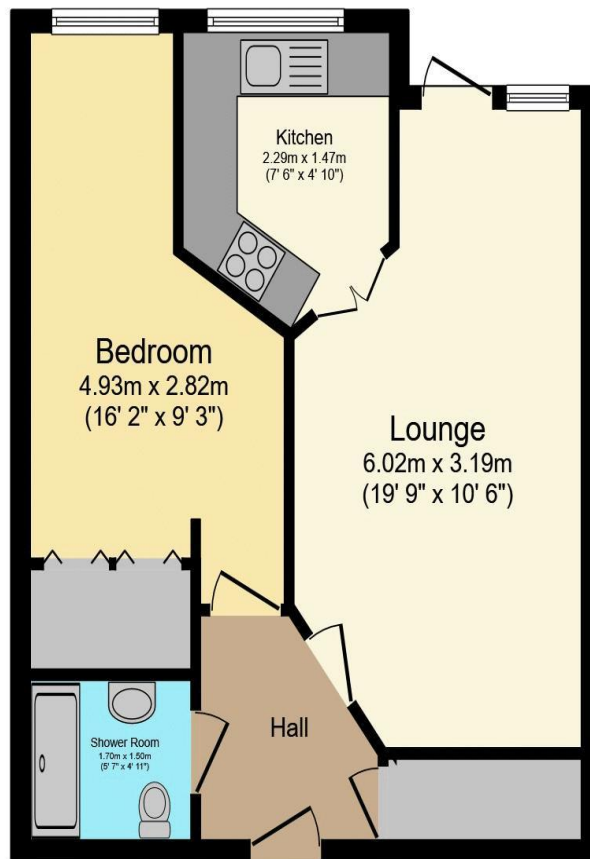
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Development Features:

Residents' lounge

- Communal Laundry facilities
- 24 hour emergency Appello call system
- CCTV Security throughout development.
- Cavity wall & loft insulation
- Guest Suite and Lift to all floors
- Development Manager
- Minimum Age 60
- Lease 125 years from 1999

Floorplan:



Total floor area 44.7 m² (481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Rooms Description:

Interior Photos:

ACCOMMODATION

Front door to

ENTRANCE HALL

Security door entry system, emergency pull cord. Light switch, ceiling light point. Airing cupboard with insulated hot water cylinder, electric meter and storage space.

LIVING ROOM WITH PATIO DOOR TO COMMUNAL GARDENS

Patio door leads to gardens. Ceiling light fittings, storage heater, power points, TV aerial point, telephone point, emergency pull cord. A double doors leads to the

KITCHEN

Tiled and fitted with stainless steel sink unit, wall and floor cupboards with work tops. Electric cooker. Space for refrigerator. Power points. Ceiling light.

BEDROOM

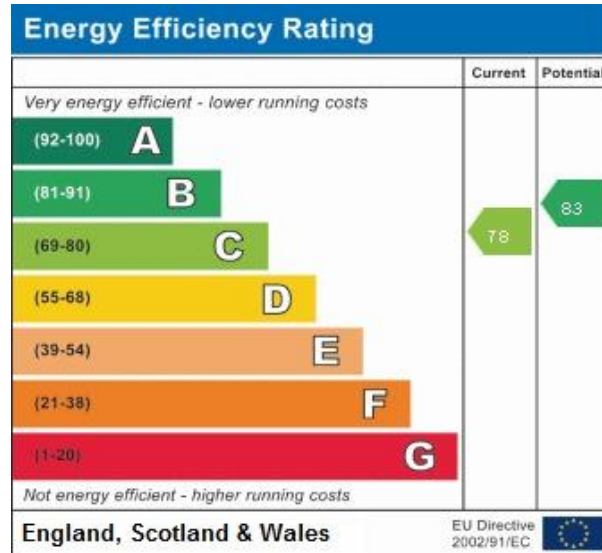
Built in wardrobe with hanging rail and shelf over. Storage heater, ceiling light fittings, power points, emergency intercom.

SHOWER ROOM

Tiled and fitted with suite comprising walk in shower with hand grips and emergency pull cord, WC with low level flush and vanity unit with mirror over. Ceiling light, extractor fan, wall mounted electric heater.



Energy Performance Certificate:



For Financial Year Ending: 31/8/24

Annual Ground Rent: **£679.59**

Ground Rent Period Review: **2043**

Annual Service Charge: **£2,880.14**

Council Tax Band: **B**

Event Fees: **1% Transfer 1% Contingency**

For more details or to make an appointment to view, please contact

Millie & Carla



01425 632291 **millie.carla@retirementhomesearch.co.uk**

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

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