



Flat 23 Mary Rose Mews, Adams Way, Alton, Hampshire. GU34 2UU.
£180,000

- Door from lounge to patio area
- Well presented throughout
- Re-fitted kitchen
- Resident parking
- Ground floor retirement apartment
- Large double bedroom
- Shower room
- Close to amenities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Description

A very well presented ground floor retirement apartment with direct access to a patio area and the communal gardens. The accommodation includes an entrance hall, south west facing living room with a door to the gardens, re-fitted kitchen with integrated appliances, a generous double bedroom with built in wardrobe and a spacious shower room. The property is offered in excellent condition having been redecorated, recarpeted and had a new kitchen, all in the past few years. Outside there are attractive communal gardens and residents' parking. The property benefits from electric heating and the water supply is metered. Ultrafast broadband is available in the area and mobile signal is likely on most networks but buyers should conduct their own onsite checks. These properties are not allowed to be rented.

Residents of Mary Rose Mews benefit greatly from having the care home on site, offering various services.

Directions

Sat Nav Ref: GU34 2UU

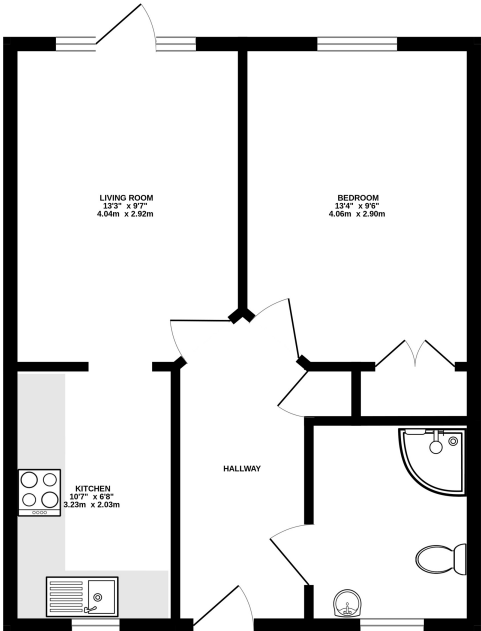
Tenure

Leasehold - The property is leasehold and the lease will be renewed for the new owner to 99 years. The service charge is currently £355 per month. We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

Local Authority

East Hants
Band B

458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq.ft. (42.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.