



Flat 39 Mary Rose Mews Adams Way, Alton, Hampshire. GU34 2UU.
Guide Price £159,950

- Spacious retirement apartment
- Exceptionally well priced
- Large double bedroom
- Bathroom
- Close to station and amenities
- Generous living room
- Fitted kitchen with appliances
- Resident/visitor parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(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 generously proportioned 1st floor retirement apartment situated within a short walk of Waitrose, the mainline station, doctors surgery and Anstey Park. The larger than average accommodation includes an entrance hall, spacious living room with Juliet balcony, large double bedroom with built in wardrobe, fitted kitchen with appliances and a bathroom with bath and independent shower over. The property was redecorated and recarpeted in 2023 and also features high ceilings, underfloor heating and double glazed windows throughout. The apartment forms part of the Brendoncare scheme, where residents benefit from 24-hour emergency alarm system linked to the neighbouring nursing home, attractive communal gardens and grounds, use of a communal room for gatherings, lifts and resident/visitor parking. The property is leasehold and the lease will be renewed for the new owner to 99 years. The service charge is currently approximately £355 per month and ground rent is £100 per annum. 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. The property benefits from mains services except gas 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.

Tenure

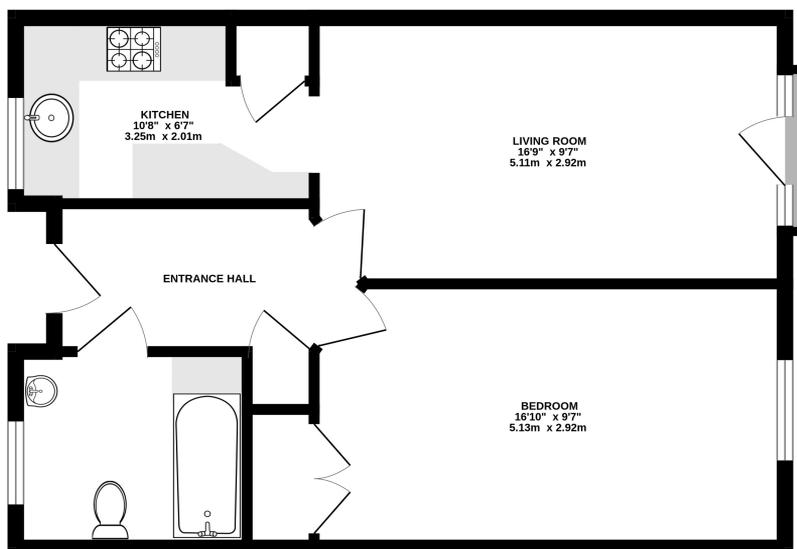
Leasehold

Local Authority

East Hants

Band B

538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA - 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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/tenants 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.