



Flat 20 Lady Place Court, Market Square, Alton, Hampshire. GU34 1HD.
Guide Price £84,950

- Retirement apartment
- Re-fitted kitchen
- Re-fitted bathroom
- South facing living room
- Bedroom with wardrobe
- 1st Floor with stair lift
- Town centre location
- Beautifully presented
- Undercroft parking for residents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(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 beautifully presented first floor retirement apartment, conveniently located in a conservation area in the heart of the town centre. The property has undergone significant improvement and is in turnkey condition. The accommodation includes an entrance hall with storage cupboards, a spacious living room, newly fitted kitchen, double bedroom with built in wardrobe, a modern shower room, electric heating and new carpets throughout. Undercroft parking and a communal lounge are available for residents use and there is an on-site warden Monday to Friday during office hours. Residents must be a minimum of 60 years old. Viewings are highly recommended to fully appreciate all that this lovely apartment has to offer.

The property is leasehold with 88 years remaining on the lease. Ground rent is £100 per annum. Annual service charge currently = £3,222.96 (Reducing to £3152.04 from 1.1.26 - 31.12.26). 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.

Material information: The property benefits from all mains services, except gas, and the water supply in not metered. Superfast broadband is available in the area and outdoor mobile reception is likely on all networks. Buyers should carry out their own indoor checks.

Tenure

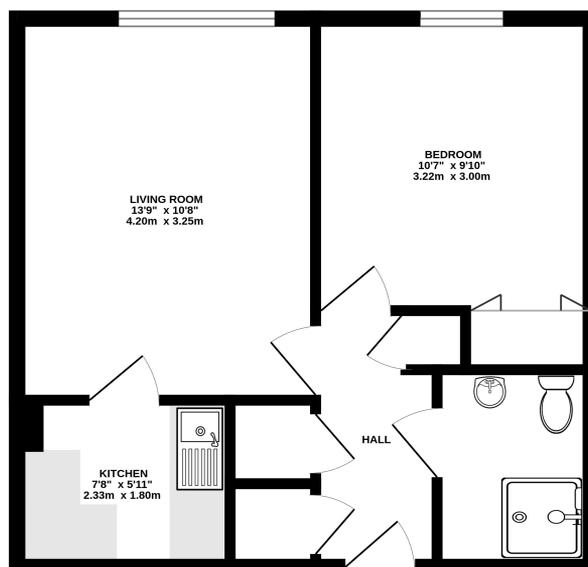
Leasehold

Local Authority

East Hants

Band B

433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 433 sq.ft. (40.2 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.