



Flat 23 Mary Rose Mews, Adams Way, Alton, Hampshire. GU34 2UU.  
£185,000

keatsfearn





## 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 apartment is ideally situated, within a short walk of Waitrose, the mainline station, doctors surgery and Anstey Park.

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. 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

The following services are provided by Brendoncare Alton and are all covered in the annual service charge. • Your home linked by an alarm system to the nursing home with emergency calls answered 24 hours a day by a friendly, dedicated extra care team • Day to day maintenance of the buildings • Repairs to the interior and exterior of your home (excluding internal decorations) as specified in the service charge contract • Building insurance • External window cleaning • A fund for future maintenance e.g. exterior painting • Maintenance of the garden and grounds • Use of a communal room for social occasions

For an additional charge, extra services are available such as • A midday meal in the nursing home restaurant or delivered to your home • Laundry service provided by our onsite laundry • Onsite facilities such as hairdressing and a small shop • Prescription delivery service • Personal care such as washing, dressing, meal preparation, assisted bathing/showering • Other support services such as shopping, cleaning and escorting to the local GP surgery or for hospital appointments • Access to visiting services such as chiropody



## Directions

Sat Nav Ref: GU34 2UU

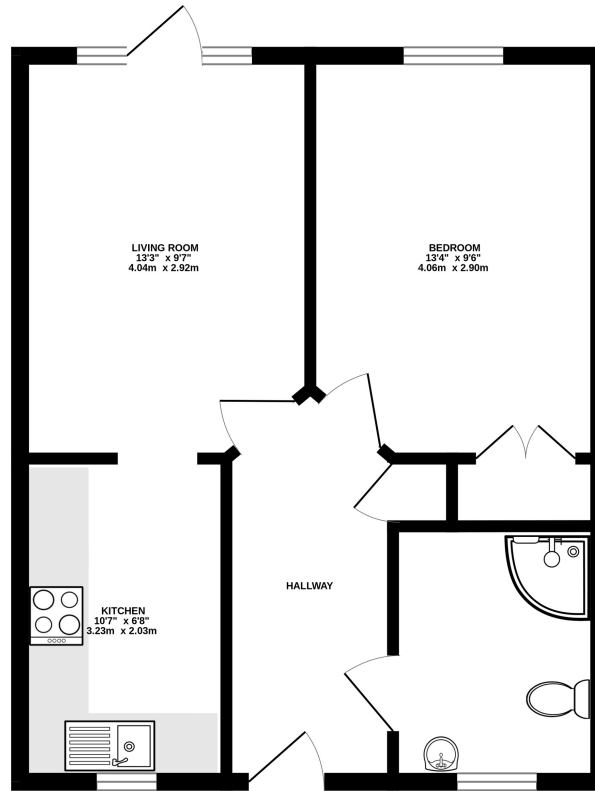
## Local Authority

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

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Disclaimer: 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.



