



*At home in Alresford*



# 32 Wayfarer Place, The Dean

ALRESFORD, HAMPSHIRE, SO24 9FT

## Guide Price £275,000

- No Onward Chain
- Retirement Living Plus Scheme with On-Site Care Staff, Non-Resident Management Staff and Careline Alarm Service
- Lift to all Floors and On-Site Facilities, 24 Hour Emergency Call System
- Close to Shops and Facilities in the Centre of Alresford
- Bright and Airy First Floor Apartment with Balcony.
- Visitors Parking Spaces, Mobility scooter store
- Attractive communal Gardens

A bright and airy first floor apartment with a balcony boasting a beautiful view in a luxury development for the over 70's. Wayfarer Place is centrally located in the town, being just a few minutes' walk from the shops and facilities in the centre of Alresford. On-site facilities include a residents' lounge and restaurant, a hair salon and laundry, and a guest suite, which can be used by family and friends when staying over. There are on-site staff, parking, a lift to all floors, wheelchair access, and a 24/7 call system.

Built by McCarthy & Stone, and only completed in November 2019, this is a unique opportunity for someone wanting to retire into the centre of the town. The property is offered for sale with the benefit of no onward chain. From the spacious reception area there is access to the residents' lounge and restaurant. Lifts and stairs provide access to the apartment, which is on the first floor.







The private front door opens to an entrance hall, where there is a large airing/storage cupboard. The spacious double bedroom features a sizeable walk-in wardrobe and an en-suite shower/wet room. The well-proportioned sitting/dining room features a balcony, where there is ample room for a small table and chairs. The kitchen is fitted with wall, base and drawer units with worktops and integrated appliances.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, the Millennium river walk, several churches and an active and inclusive community. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

### **SERVICES**

We understand that mains water, electricity and mains drainage are all connected. Heating is electric.

### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: B

### **LEASE INFORMATION**

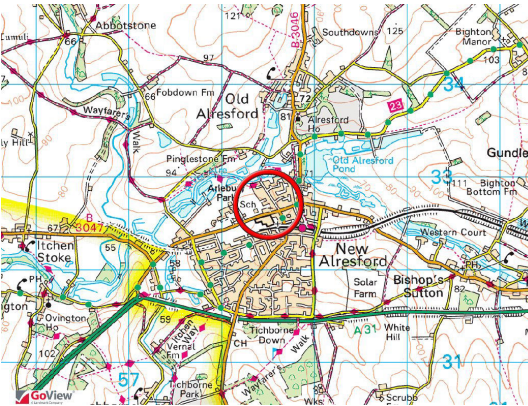
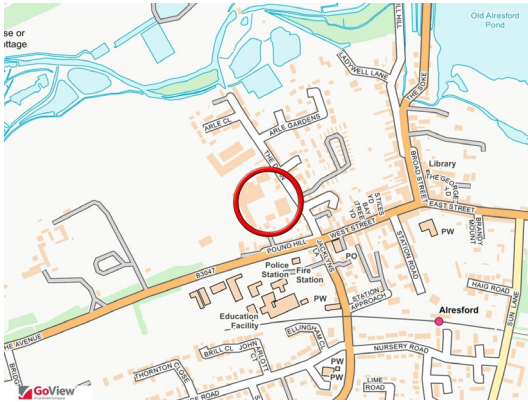
Ground Rent: £435 per annum  
Commencing: 2018  
Lease period: 999 years  
Years Remaining: 994 years  
Service Charge: £796.60 per month/£9,559.20 per annum  
Covering cleaning and heating of common parts, grounds maintenance, upkeep of building/buildings insurance/sinking fund, water and drainage.

### **DIRECTIONS**

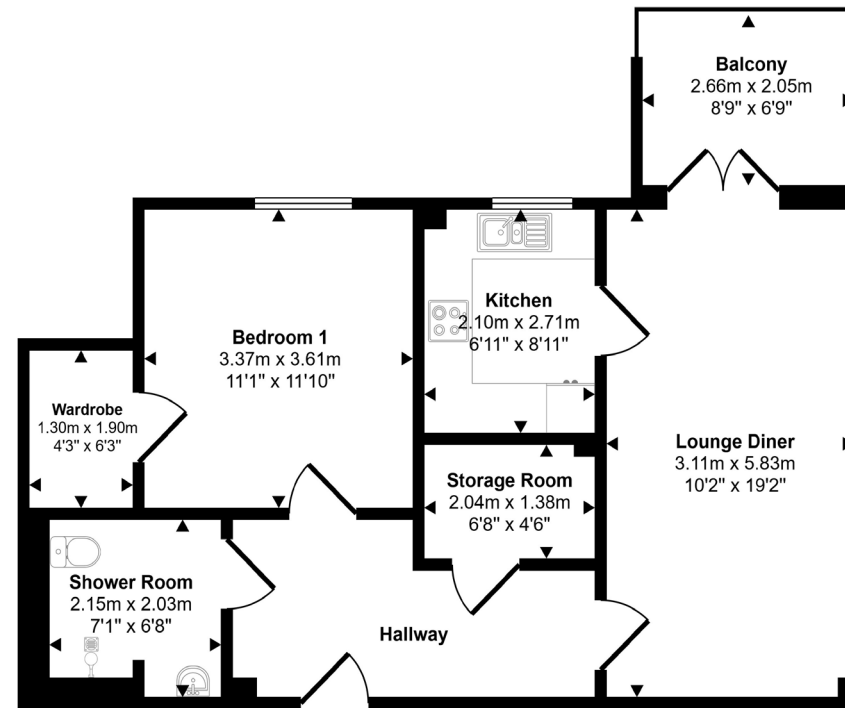
From our office in the centre of the town, proceed down West Street in the direction of Winchester. At the crossroads at the bottom of West Street, turn right into The Dean. Wayfarer Place will be found a short distance along on the left hand side.







Approx Gross Internal Area  
59 sq m / 634 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	89	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

