

  
Hellards



*At home in Alresford*



# 37 Wayfarer Place, The Dean

ALRESFORD, HAMPSHIRE, SO24 9FT

## Guide Price £250,000

- 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
- Superb Second Floor Apartment with South Facing Balcony.
- Visitors Parking Spaces, Mobility scooter store
- Attractive communal Gardens

A fantastic one bedroom second floor apartment with a balcony boasting a beautiful view in a luxury development for the over 70's. Wayfarer Place is a stunning development of 56 one and two bedroom apartments. This Retirement Living Plus development was built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development

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. Communal facilities include a homeowners lounge where social events and activities take place, a function room, wellbeing suite and landscaped gardens. There is a fully equipped laundry room and bistro/restaurant which serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.







The property is offered for sale with the benefit of no onward chain. Lifts and stairs provide access to the apartment, which is on the second 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. 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

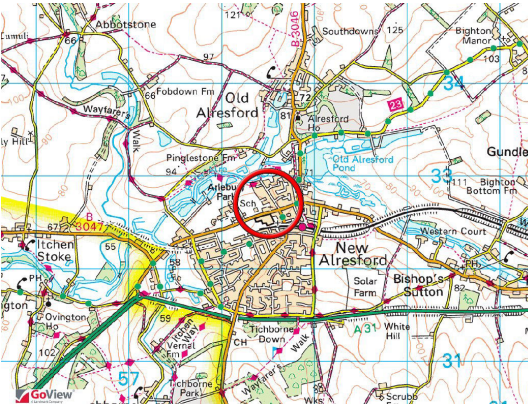
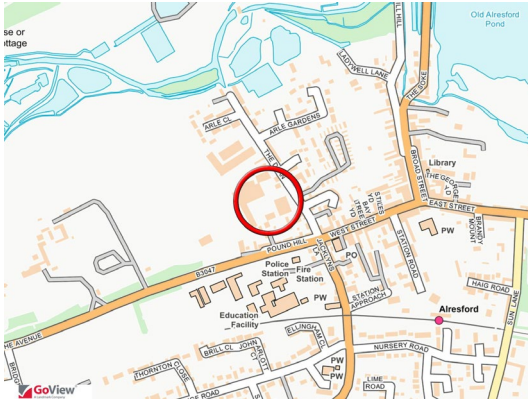
Ground Rent: £435 per annum  
Commencing: 2018  
Lease period: 999 years  
Years Remaining: 994 years  
Service Charge: £834.15 per month/£10,009.80 per annum  
Covering cleaning and heating of common parts, grounds maintenance, upkeep of building/buildings insurance/sinking fund, water and drainage.

### DIRECTIONS

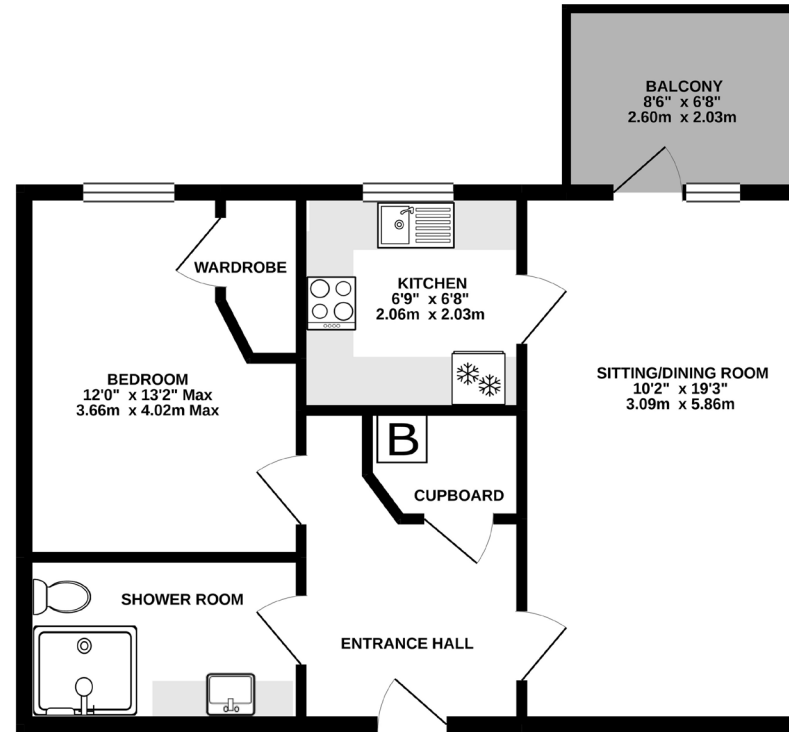
From our office in the centre of the town, proceed down West Street in the direction of Winchester. At the crossroads at the bottom of West Street, turn right into The Dean. Wayfarer Place will be found a short distance along on the left hand side.







SECOND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 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.  
Made with Metropix 6/2021

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		88	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

