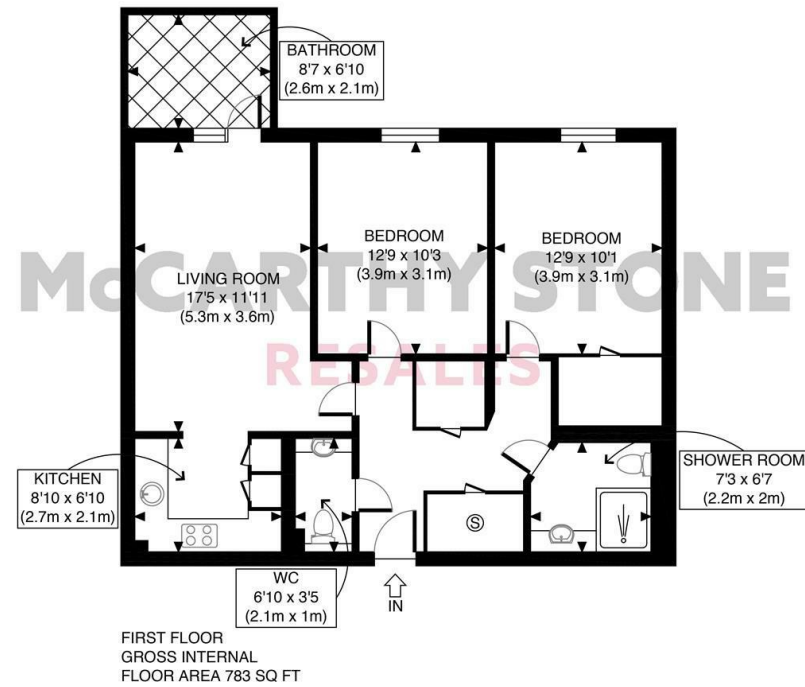


# McCARTHY STONE RESALES

## 24 WAYFARER PLACE THE DEAN, ALRESFORD, SO24 9FT

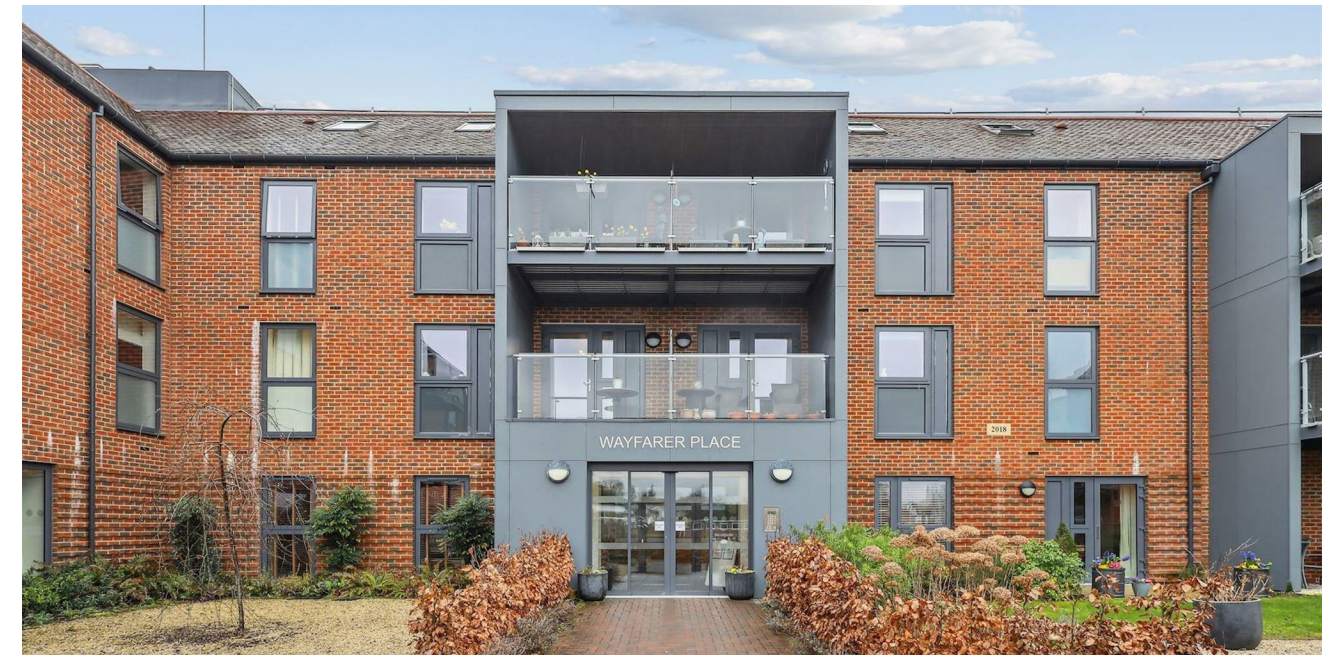


APPROX. GROSS INTERNAL FLOOR AREA 783 SQ FT / 73 SQM	Wayfarer Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 21/03/23
	photoplan

**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	<b>89</b>	<b>89</b>



# McCARTHY STONE RESALES

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An immaculately presented and spacious two bedroom apartment, situated within this stunning, modern Retirement Living PLUS development. Benefiting from a Westerly facing walk-out balcony, accessed directly from the living room.

**PRICE REDUCTION**

**ASKING PRICE £425,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# WAYFARER PLACE, THE DEAN,

# 2 BEDROOMS £425,000

## SUMMARY

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. Each apartment has a fully fitted kitchen, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

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.

One hour of domestic support per week is included in the service charge at Wayfarer Place with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Wayfarer Place is in a convenient location in the heart of the quaint Georgian town of Alresford. Famous for being home to the Watercress Line heritage railway, Alresford boasts a bustling community which hosts a number of annual events including the Watercress festival, Alresford Show, Alresford Fayre and carol singing.

Located on the Dean, Wayfarer Place offers a range of handy, local amenities such as a selection of eateries and cafes, independent and well-known shops, four national banks and a Tesco Metro and Co-op Local. In addition, a conservation area and the beautiful River Arle is just a stones throw from the development providing a picturesque setting for spending time with friends and family.

There are good transport links to London and surrounding towns including Alton and Winchester. A bus stop is located a short walk away, opposite the nearby Co-op Local.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall. There are doors to two separate useful storage/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system. Other doors lead to the bedrooms, living room, shower room and W.C.

## LIVING ROOM WITH BALCONY

A spacious, well-proportioned living/dining room benefitting from a glazed patio door with window to side opening onto a balcony with Westerly views over the landscaped grounds. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. An opening leads onto the kitchen.

## KITCHEN

Fitted kitchen with a range of modern low and eye level units and drawers with a contrasting work surface. Sink with mono lever tap and drainer unit. Bosch mid-height oven and ceramic hob, cooker hood and integral Bosch fridge freezer.

## BEDROOM ONE

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, window with views over the landscaped communal grounds.

## BEDROOM TWO

A very spacious second bedroom with TV and phone points and ceiling lights. Full length window with a Westerly aspect over the landscaped grounds. Could alternatively be used as a separate dining room, study or hobby room.

## SHOWER ROOM

Part tiled and fitted with suite comprising of level access shower with grab rails. Low level WC, vanity unit with wash basin and illuminated mirror above complete with integrated shaving point, extractor ventilation, electric ladder style heater.

## W.C.

Tiled and fitted with suite comprising low level WC, ladder style heated towel rail, wash hand basin and mirror above.

## SERVICE CHARGE (BREAKDOWN)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £12,689.01 per annum (for financial year end 31/03/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

## LEASEHOLD

999 years from 1st Jan 2019

Ground rent: £510 per annum

Ground rent review: 1st Jan 2034

## CAR PARKING

Parking is by allocated space, subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

\*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

