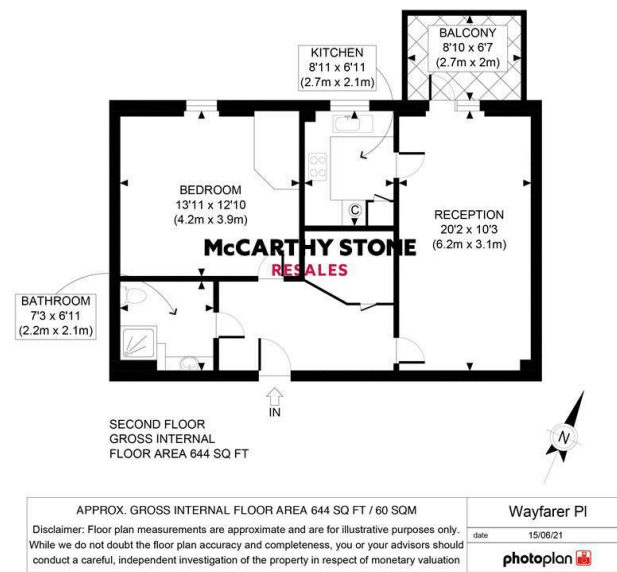


McCARTHY STONE RESALES

46 WAYFARER PLACE THE DEAN, ALRESFORD, SO24 9FT



COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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JOIN US FOR COFFEE & CAKE – THURSDAY 20TH JUNE – 10am – 4pm – BOOK YOUR PLACE TODAY!

An extremely WELL PRESENTED and IMMACULATE one bedroom retirement apartment situated within a fantastic development benefiting from a BALCONY.

PRICE REDUCTION

ASKING PRICE £320,000 LEASEHOLD

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

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WAYFARER PLACE, THE DEAN,

1 BEDROOMS £320,000

WAYFARER PLACE

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.

HALLWAY

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room, and shower room.

LIVING/ DINING ROOM WITH BALCONY

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

KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Electrically operated UPVC double glazed window. Granite composite sink with mono lever tap and drainer. Bosch mid-height oven and ceramic hob, cooker hood and integral Bosch fridge freezer.

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.

PARKING

This apartment benefits from it's own allocated parking space.

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 £9,559.11 per annum (up to financial year end 31/03/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

LEASEHOLD

999 years from 1st Jan 2019

Ground rent: £435 per annum

Ground rent review date: 1st Jan 2034

ADDITIONAL INFORMATION & SERVICES

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

