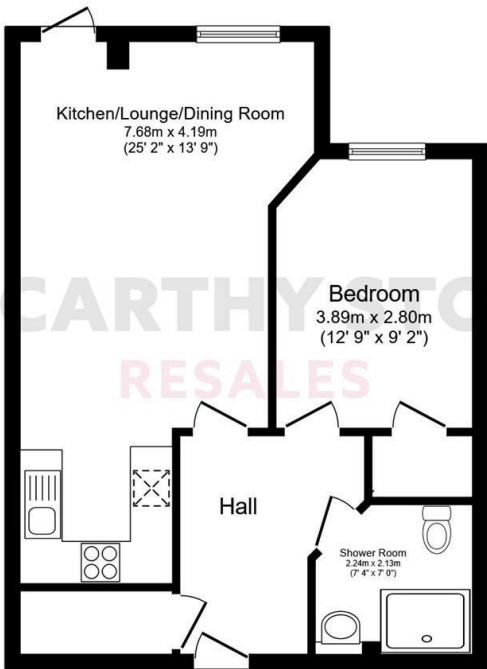


3 Wayfarer Place

The Dean, Alresford, SO24 9FT

PRICE
REDUCED



Total floor area 52.3 m² (563 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



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	



PRICE REDUCTION

Asking price £275,000 Leasehold

A beautifully presented one bedroom WEST FACING apartment situated on the GROUND FLOOR with PATIO AREA and ALLOCATED CAR PARKING SPACE.
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Wayfarer Place, The Dean, Alresford

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, a bank 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. Outside of Wayfarer Place there are a number of community activities available - a once a week lunch club at The Methodist Church, minibus trips organised by the local community and a coffee morning at the Community Hall once a week.

Entrance Hall

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.

Lounge Room

A spacious and sunny west facing lounge/dining room benefitting two large windows one of which incorporates a French door leading out to a patio area and gardens towards the rear. The lounge provides ample space for dining. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets. Leading onto an open plan 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. Granite composite sink with mono lever tap and drainer. Bosch mid-height oven and ceramic four ring hob, cooker hood and integral Bosch fridge freezer.

Bedroom

A spacious west facing double bedroom with views towards the rear gardens and the benefit of a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

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.

Car Parking

There is a parking space included within the sale of this property.



1 Bed | £275,000

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 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.

Service charge of £10,009.82 per year (for financial year ending 31/03/2026)
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

999 years from 1st Jan 2019
Ground rent: £435 per annum
Ground rent review: 1st Jan 2034

Additional Information and Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Air purifying system in the apartment
- Mains drainage

PRICE
REDUCED

