

46 Mary Rose Mews

Adams Way, Alton, Hampshire GU34 2UU

Price £285,000

wpr



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Price £285,000 Leasehold

- Within landscaped communal grounds
- Alton Station & Waitrose nearby
- Wilson Practice & Pharmacy
- Local shops & St Mary's Church

A first floor 2 bedroom close care retirement apartment overlooking the communal gardens enjoying a main south westerly aspect

- Living/dining room
- Glazed door to Juliet balcony
- 2 bedrooms
- Shower room
- Kitchen with appliances
- Large reception hall
- Residents' & visitors' car park
- Chain-free sale

DESCRIPTION

This light and airy 2 bedroom first floor apartment is set in a favourable position within the complex. The large hallway allows independent access to all rooms with the exception of the kitchen and this leads off the dining area. The lounge/dining room and both bedrooms enjoy south westerly views over the pretty communal gardens with the lounge having the added benefit of a Juliet balcony and double aspect windows. The main bedroom has a fitted wardrobe with a separate door into the shower room. There is replacement uPVC double glazing throughout.



LOCATION

Mary Rose Mews is an architect designed complex of 46 age exclusive apartments served by 2 lifts and set in the delightful broad level grounds of the Brendoncare Care Centre. Situated on the easterly side of Alton's historic town centre, Mary Rose Mews has a Waitrose store, the station (Waterloo line), bus services, Anstey Park, St Mary's RC Church, Wilson Practice Surgery, a dental surgery and Anstey Road Pharmacy in the neighbourhood. The town affords a variety of individual and multiple shops, stores such as Boots, M&S and Sainsbury's, weekly and specialist open air market events, a library, further churches, restaurants, hotels and inns, cultural facilities and an interesting history with connections to the English Civil War, Jane Austen and hop growing.

COMMUNAL FACILITIES

24 hour emergency alarm system linked to the in-house nursing home - Communal gardens and grounds - Use of a communal room for gatherings. Extra services at an additional charge such as meals in the dining room, laundry service, hairdressing, etc.

DIRECTIONS

From the Queen Elizabeth Place roundabout at the Station end of Drayman's Way, Alton's inner relief road, proceed away from the town on Normandy Street passing the Alton House Hotel on the right. Do not deviate, the road changes its name to Anstey Road. After the Wilson Practice Surgery and Anstey Road Pharmacy on the right, shortly turn right into Adams Way. Turn 1st left into the Brendoncare car park.

NB

Ground rent £100 pa. Please apply for maintenance charge details.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.



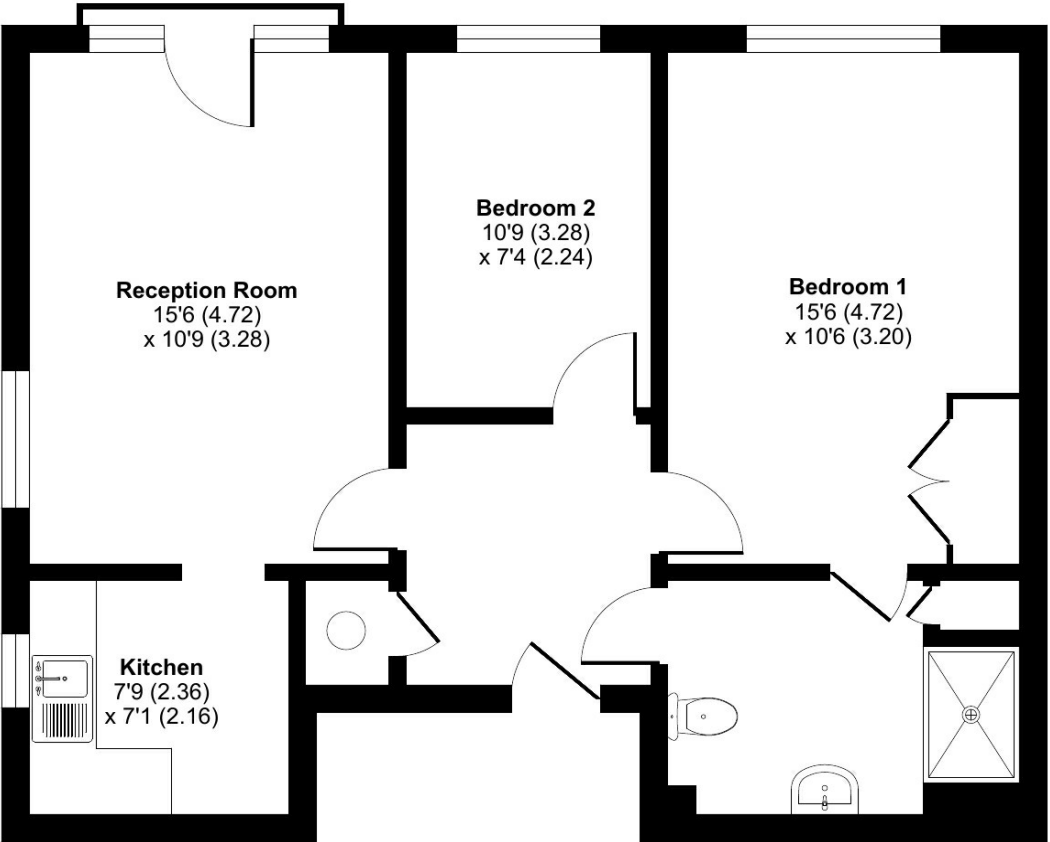
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VIEWING Strictly by prior appointment with Warren Powell-Richards



Mary Rose Mews, Alton, GU34

Approximate Area = 638 sq ft / 59.3 sq m
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Warren Powell-Richards. REF: 1048251

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(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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