

32 Mary Rose Mews

Adams Way, Alton, Hampshire GU34 2UU

Price £250,000

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- Landscaped level surroundings
- Waitrose store & Alton Station nearby
- Wilson Practice & Anstey Road pharmacy adjacent
- Local shops, St Mary's Church & bus services

A well presented 2 bedroom first floor Close Care retirement apartment featuring a sun balcony in the prestigious Brendoncare Scheme.

- Living room + sun balcony
- Kitchen & reception hall
- 2 bedrooms
- Shower room + space for drier
- Meeting room, car park & fine communal gardens
- Space & charging point for mobility scooter
- Chain-free sale

DESCRIPTION

Enjoying a main south westerly aspect including from the balcony, a favourably positioned age exclusive apartment in this late 1990s scheme for occupants of a minimum 60 years of age has the communal lift, stairs and meeting room handy for this property. There is the benefit of replacement uPVC double glazing with night vents, smooth majority coved ceilings, and electric ceiling and storage heating with zonal controls. Directly outside the front door is a seating recess with the nearby lift and stairway leading to the lovely level lawned communal grounds also with seating areas. Beyond is the residents' car park and the main Brendoncare hub.



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 - Push button electric doors - Residents' and visitors' parking - Use of a communal room for gatherings. Extra services from Brendon Close Care Team at an additional charge such as help with showering, pill supervision, specialist nursing, as well as cleaning, hairdressing, meals, and laundry service.

DIRECTIONS

From the Queen Elizabeth Place mini-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, turn shortly right into Adams Way. Turn 1st left into the Brendoncare car park.

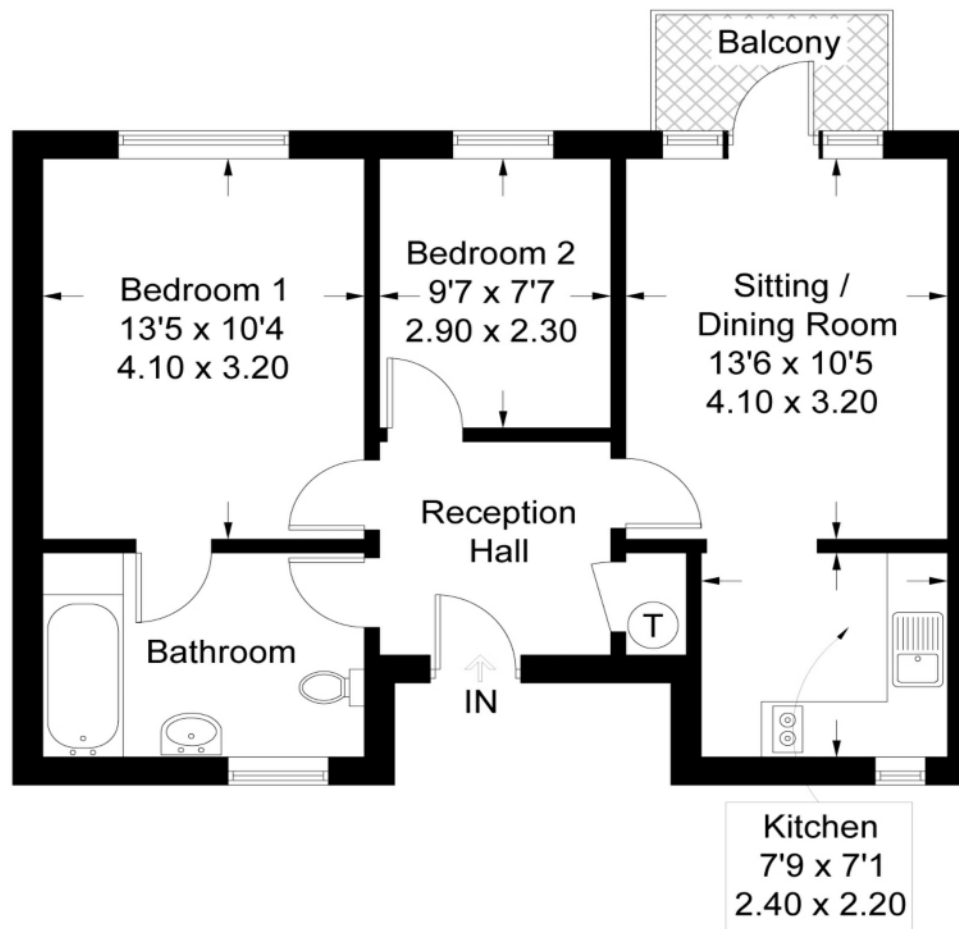
COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.





Approximate Gross Internal Area = 588 sq ft / 54.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID217640)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	77
B	
C	68
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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