

# 35 Mary Rose Mews

Adams Way, Alton, Hampshire, GU34 2UU

Price £199,950

warren  
powell-richards



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Price £199,950 leasehold

- Level surroundings
- Station & Waitrose nearby
- Alton Health Centre & pharmacy
- Local shops & bus services

A well presented 1st floor one double bedroom Close Care retirement apartment in a prime location within the revered Brendoncare Foundation scheme.

- Reception hall
- Sitting/dining room
- Kitchen
- Shower room
- Balcony & communal grounds
- Chain-free sale

### DESCRIPTION

Built in 1997, this good size apartment benefits from 2017 replacement uPVC double glazing with the sitting room having a door leading to a balcony with views across town. This apartment is designed so that the reception hall allows independent access to all the rooms apart from the kitchen. There is a double bedroom with built-in storage and shower room. There is ceiling heating and off peak under floor heating. The development has beautifully maintained communal grounds.



## LOCATION

Mary Rose Mews is an architect designed complex of 46 age exclusive apartments, the upstairs of which are served by 2 lifts, 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, Alton Health Centre, 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, laundry service, hairdressing, etc.

## DIRECTIONS

From the Palace Cinema mini-roundabout at the station end of Drayman's Way, proceed away from the town on passing the Alton House Hotel on the right. After the Alton Health Centre and Anstey Road Pharmacy on the right, turn shortly right into Adams Way. Turn 1st left into the Brendoncare car park.

## COUNCIL TAX

East Hampshire District Council -  
Council Tax Band B.

## SERVICES

Mains water, electricity and drainage.





TOTAL APPROX. FLOOR AREA 450 SQ.FT. (41.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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