

28 The Cooperage

Lenten Street, Alton, Hampshire, GU34 1HB

Price £325,000

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Price £325,000 Leasehold

- Private Retirement Scheme
- Adjacent park & town centre
- Reversed level setting
- Conservation Area
- Chain-free sale

An attractive 2 double bedroom retirement cottage in an highly esteemed 1989 scheme with its own private garden, residents parking and access to the communal facilities. Level walk to the town centre and Westbrooke Gardens.

- Large living/dining room
- Conservatory
- Shower room
- Cloakroom
- Enclosed garden
- Residents' parking
- Communal gardens

DESCRIPTION

Beautifully maintained this 2 double bedroom retirement cottage comes with its own private courtyard garden. The downstairs accommodation consists of a spacious hallway, large lounge/diner, conservatory, kitchen and downstairs cloakroom. Upstairs there are 2 double bedrooms with fitted wardrobes to bedroom 1 and a useful cupboard above the stairs in bedroom 2 together with the family bathroom and airing cupboard accessed from the landing. There is double glazing throughout and gas central heating



LOCATION

The Cooperage lies directly between Lenten Street and Westbrooke Gardens, which is an events venue with a bandstand and a bowling green. The neighbourhood includes the Market Square, town shops and stores, restaurants and inns, a library, community centre and walks beside the Wey stream. This old market town includes a weekly street market, churches, local societies, Curtis Museum and the Allen Gallery. There are Sainsbury's and M&S in-town stores, a station (Waterloo line) with an adjacent Waitrose store, doctors surgeries and, on the outskirts, a sports centre and two golf courses.

COMMUNAL FACILITIES

In the apartment block opposite is a residents' lounge opening to a sun loggia and communal garden, laundry room and the resident House Manager's office.

TENURE

Leasehold - 99 year lease from 24th March 1989. Please apply for maintenance charge details.

DIRECTIONS

From the Lady Place public car park in central Alton, exit with the public gardens on the left and after a few yards turn left into The Cooperage where the cottage is third from the end on the right.

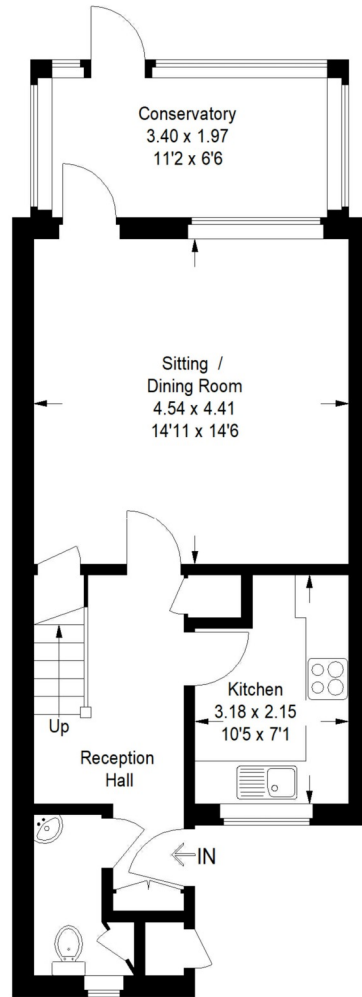
SERVICES

All mains services

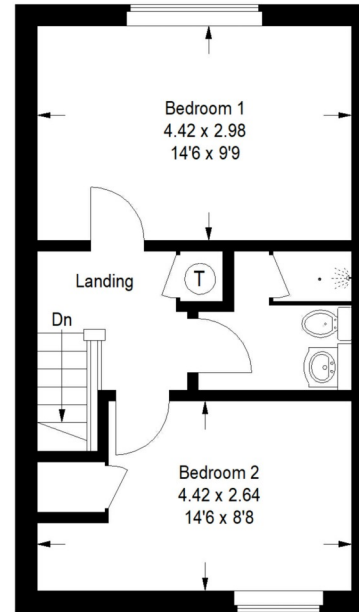
COUNCIL TAX

Band D - East Hampshire District Council.





Ground Floor



First Floor

The Cooperage

Approximate Gross Internal Area
 Ground Floor (Including External Cupboard)
 46.7 sq m / 502 sq ft
 First Floor = 34.8 sq m / 374 sq ft
 Total = 81.5 sq m / 876 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
	87
	71
England & Wales	
EU Directive 2002/91/EC	

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