

8 The Cooperage

Lenten Street, Alton, Hampshire, GU34 1HB

Price £185,000

wpr



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Price £185,000 Leasehold

- Market Square & shops nearby
- Adjacent to Westbrook Gardens
- Station - Waterloo min 67 minutes
- Cultural facilities in Alton
- Water Meadows nearby

A well presented one double bedroom first floor retirement apartment in this prestigious scheme within walking distance to the town centre and Westbrook Gardens. Chain-Free.

- Double aspect sitting/dining room
- Modern kitchen with appliances
- Double bedroom with wardrobe
- Refitted shower room
- Residents' & visitors' parking
- Residents' lounge & laundry room
- Communal gardens

DESCRIPTION

Set in an extremely popular age exclusive scheme (minimum 60 years of age) built in 1989 by McInerney Homes.

This first floor apartment is light and airy and enjoys views over Westbrook Gardens from both the lounge and bedroom. It has the benefit of a refitted kitchen and shower room, together with replacement uPVC double glazing. There is also a communal entryphone system and an emergency intercom and pullcords.



LOCATION

The Cooperage is a small mews style private courtyard consisting of 34 age restricted mainly 1 bed apartments, cottages and lies directly between Lenten Street, Alton's finest town street, and Westbrooke Gardens, the central public gardens, which have a programme of open air events, 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 as well as through the town centre. The ambience of this old market town includes a weekly street market, regular specialist and historic events, local societies, and the Curtis Museum and the Allen Gallery. There are Sainsbury's, Iceland and M&S in-town stores, a station (Waterloo line) with an adjacent Waitrose store, fitness clubs, doctors surgeries and, on the outskirts, a sports centre and two golf courses.

COMMUNAL FACILITIES

There is a resident House Manager, a central reception area with cloakrooms, and a laundry room, impressive and extensive hallways including seating areas, a lift, 2 alternative staircases to the upper floors and a residents lounge, which has a kitchen area and patio doors opening directly to the sun loggia and rear communal gardens.

DIRECTIONS

From the row of banks opposite the Swan Hotel on High Street, Alton, turn right beside Boots the Chemist up Market Street. At the Market Square, continue straight ahead towards Basingstoke becoming Lenten Street and then turn left towards Lady Place car park. The Cooperage is immediately on the right with the apartment being in the left hand block.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

Mains water, electricity and drainage.

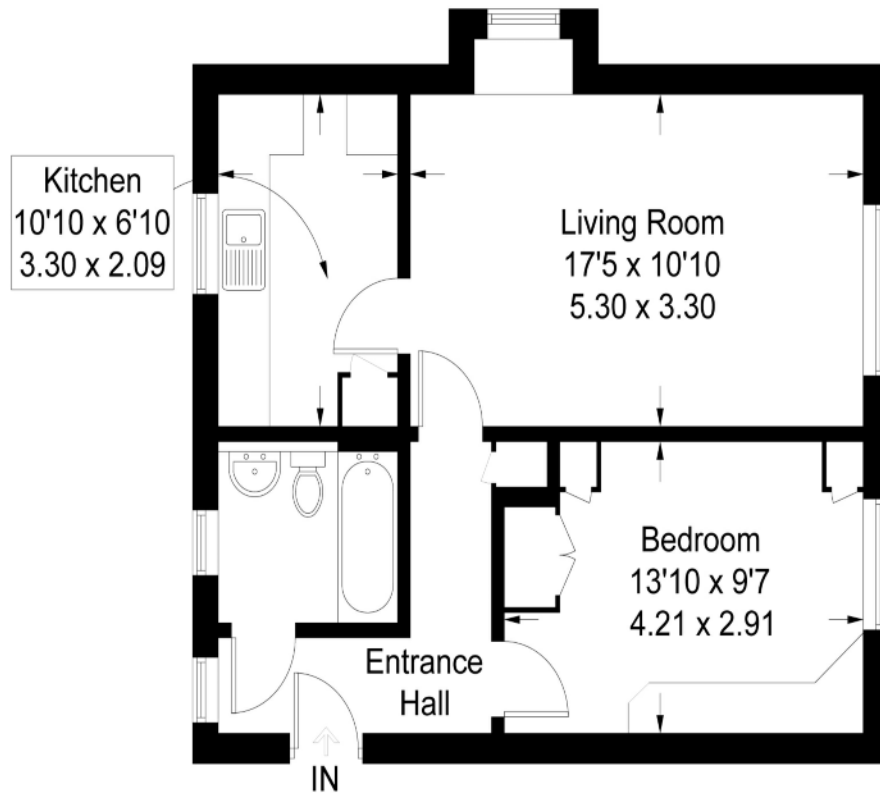


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Approximate Gross Internal Area = 48.1 sq m / 518 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015(ID177807)

Energy Efficiency Rating		Current	Potential
82+	A		
81-81	B		
69-80	C	79	82
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

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

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