

# 23 Mary Rose Mews

Adams Way, Alton, Hampshire, GU34 2UU

Guide Price £200,000

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Guide Price £200,000 Leasehold

- Level walk to town
- Station & Waitrose nearby
- Alton Health Centre & pharmacy
- Local shops & bus services

A lovely and bright ground floor 1 bedroom Close Care retirement apartment in a prime location within the revered Brendoncare Foundation scheme.

- Reception hall
- Living/dining room
- Modern re-fitted Kitchen
- Shower room
- Residents' & visitors' parking
- Chain-free sale

### DESCRIPTION

Built in 1997, this light and airy apartment has a main south westerly aspect and benefits from the sitting room having a door leading to a sun patio. This apartment is designed so that the reception hall allows independent access to all the rooms apart from the kitchen. There is a good size bedroom and shower room. There is uPVC double glazing, ceiling heating and off peak underfloor heating together with emergency pull cords installed throughout the apartment. The development also 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 Foodhall, Iceland, Lidl, Aldi 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 Queen Elizabeth Place 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.

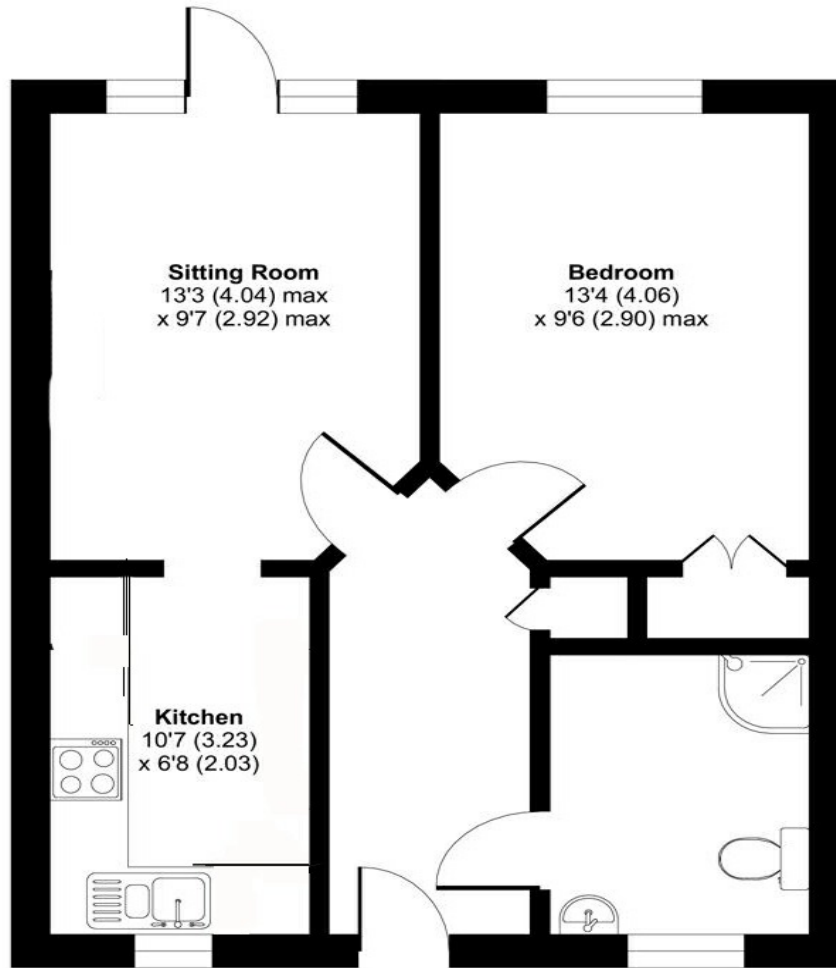
### COUNCIL TAX

Band B - East Hampshire District Council

### SERVICES

Mains water, electricity and drainage.





**GROUND FLOOR**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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