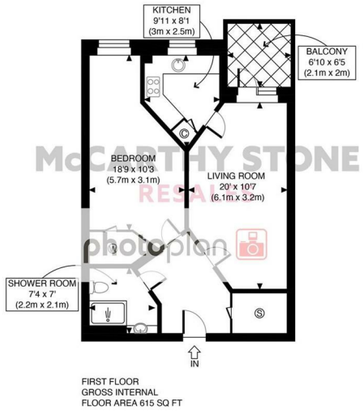
Excellent

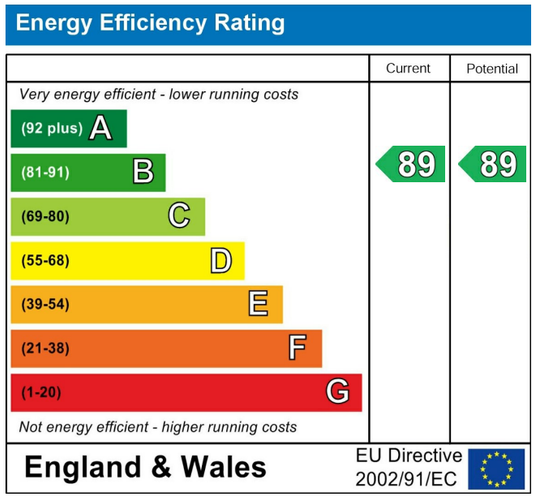
Trustpilot

McCarthy & Stone
Resales.



APPROX. GROSS INTERNAL FLOOR AREA 615 SQ FT / 57 SQM	Wayfarer Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 03/04/23 photoplan











22 Wayfarer Place

The Dean, Alresford, SO24 9FT

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 Wayfarer Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estate Manager and staff on site 24/7
- 24 hour emergency call system
- Lifts to all floors
- Online supermarkets deliver to Wayfarer Place
- Table service on site restaurant and communal lounge with organised activities
- Guest suite for family or friends to stay
- Landscaped communal gardens
- Mobility scooter store
- Wellness suite/Hairdressing salon
- Laundry room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

22 Wayfarer Place, Alresford

1 | 1 | Asking price £175,000

Summary

Wayfarer Place is a stunning development of 56 one and two bedroom apartments. This Retirement Living Plus development was built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, a function room, wellbeing suite/ hairdressers and landscaped communal gardens. There is a fully equipped laundry room and bistro/ on site table service restaurant which serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Wayfarer Place with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Wayfarer Place is in a convenient location in the heart of the quaint Georgian town of Alresford. Famous for being home to the Watercress Line heritage railway, Alresford boasts a bustling community which hosts a number of annual events including the Watercress festival, Alresford Show, Alresford Fayre and carol singing.
Located on the Dean, Wayfarer Place offers a range of handy, local amenities such as a library, Church, Dentist and local surgery, a selection of eateries and cafes, independent and well-known shops, four national banks and a Tesco Metro and Co-op Local. In addition, a conservation area and the beautiful River Arle is just a stones throw from the development providing a picturesque setting for spending time with friends and family.
There are good transport links to London and surrounding towns including Alton and Winchester. A bus stop is located a short walk away, opposite the nearby Co-op Local.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room, and shower room.

Living Room with Balcony

A spacious well-proportioned living/dining room benefitting from a glazed patio door with window to side opening onto a balcony with west facing views over the landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Electrically operated UPVC double glazed window. Granite composite sink with mono lever tap and drainer. Bosch mid-height oven and ceramic hob, cooker hood and integral Bosch fridge freezer.

Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, window with views over the landscaped gardens.

Shower Room

Part tiled and fitted with suite comprising of level access shower with grab rails. Low level WC, vanity unit with wash basin and illuminated mirror above complete with integrated shaving point, extractor ventilation, electric ladder style heater.

Service Charge (Breakdown)

Service Charge
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service Charge: £10,196.10 for the financial year ending 31/03/2027.
Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

Lease 999 Years from 1st June 2019
Ground Rent: £435 per annum
Ground Rent Review date: January 2034

Local Area

Selected as the No 1 Best Place to live in the Countryside by The Sunday Times and Voted Country Life's 'Favourite Market Town' in the south-east its specialist shops selling antiques, gifts, food, clothes for all ages, antiquarian books, pictures, china and crafts are a year round attraction.

Alresford is the perfect place for strolling and there is plenty to please the eye - The Fulling Mill and Eel House along the riverside walk, St. John's Parish Church, the Millennium Trail and Old Alresford Pond, created by Bishop de Lucy, Bishop of Winchester, in the 12th century. Close by is Hinton Ampner House & Garden.

With pubs, hotels, restaurants, tea rooms and a Golf Course, your every need will be satisfied. And don't forget to visit the Watercress Line steam railway that runs from Alresford to Alton through 10 miles of beautiful Hampshire countryside.

Additional Information & Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
• FREE Entitlements Advice to help you find out what benefits you may be entitled to .
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
For more information speak with our Property Consultant today.

• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













