



Hellards



At home in Alresford

3 Wayfarer Place, The Dean

ALRESFORD, HAMPSHIRE, SO24 9FT

Guide Price £325,000

- Designed specifically for the over 70s. Guest suite for family or friends
- Bright and Airy Ground Floor Apartment with door to Garden
- Dedicated Parking Space, Mobility scooter store
- Close to Shops and Facilities in the Centre of Alresford
- Meals available. Both cats & dogs generally accepted
- 24 Hour Emergency Call System. On-site care staff
- No Onward Chain

A bright and airy ground floor apartment for the over 70's, with a door opening onto a communal garden. Wayfarer Place is a luxury retirement home, which is located in the middle of Alresford, being just a few minutes' walk from the shops and facilities in the town centre.

On-site facilities include a residents' lounge and restaurant, a hair salon and laundry, and a guest suite, which can be used by family and friends when staying over. There are on-site staff, parking, a lift to all floors, wheelchair access, and a 24/7 call system. Flat 3 has its own dedicated parking space. Built by McCarthy & Stone, and only completed in November 2019, this is a unique opportunity for someone wanting to retire into the centre of the town. Designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. The property is offered for sale with the benefit of no onward chain.

Flat 3 is conveniently placed close to the reception and ground floor facilities. From the spacious reception area there is access to the residents' lounge and restaurant.





The private front door opens to an entrance hall, where there is a large airing/storage cupboard. The spacious double bedroom features a sizeable, walk-in wardrobe and a window to the garden. Off the hall is the well-appointed shower/wet room.

The well-proportioned living room features a door to the garden, where there is room for a small table and chairs. The kitchen is open-plan to the living room and is fitted with an attractive range of kitchen storage units with worktops above and integrated appliances.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, the Millennium river walk, several churches and an active and inclusive community. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

SERVICES

We understand that mains electricity, water and drainage are connected. There is no gas to the building.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: B

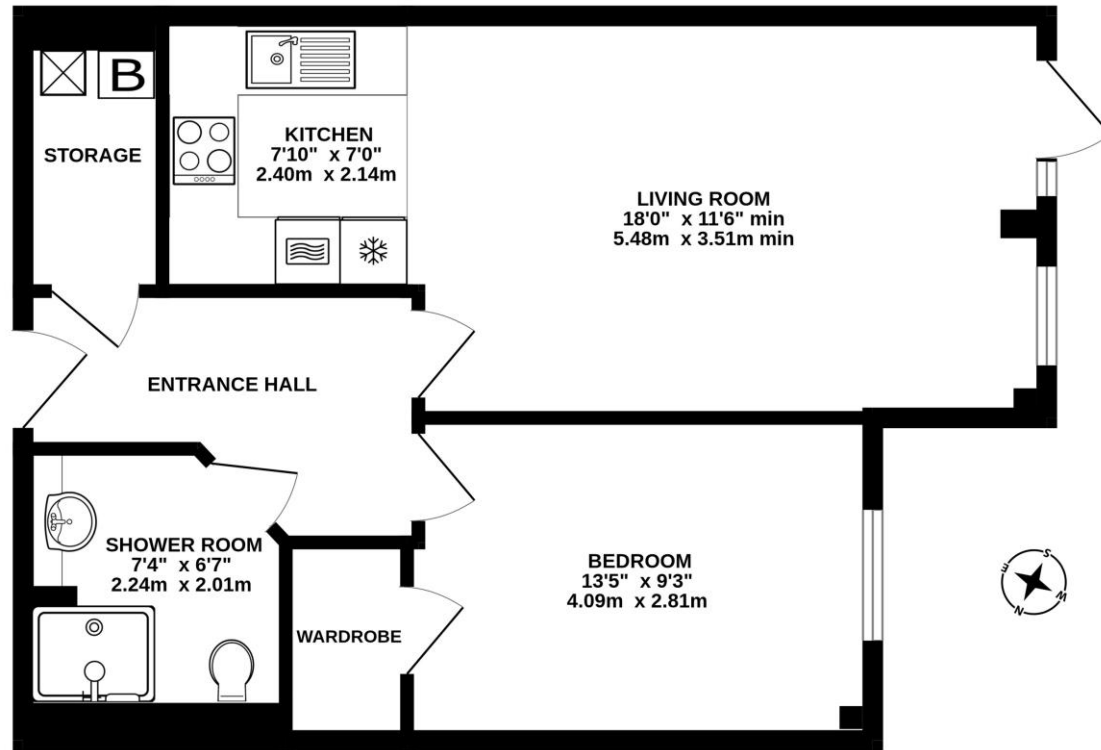
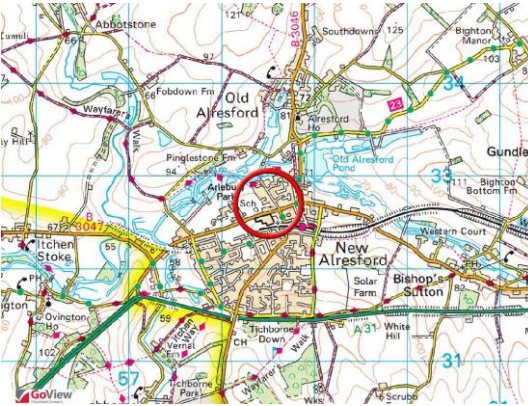
LEASE INFORMATION

Ground Rent: £435 per annum
Lease commenced: 2018
Lease period: 999 years
Years remaining: 994 years

SERVICE CHARGE

£796.60 per month/£9,559.20 per annum. The charge covers cleaning & heating of common parts, grounds maintenance, upkeep of the building, buildings insurance, sinking fund, water & drainage.





GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plus) A		
(81-91) B	87	87
(69-80) C		
(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	

DIRECTIONS

From our office in the centre of the town, proceed down West Street in the direction of Winchester. At the crossroads at the bottom of West Street, turn right into The Dean. Wayfarer Place will be found a short distance along on the left hand side.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

