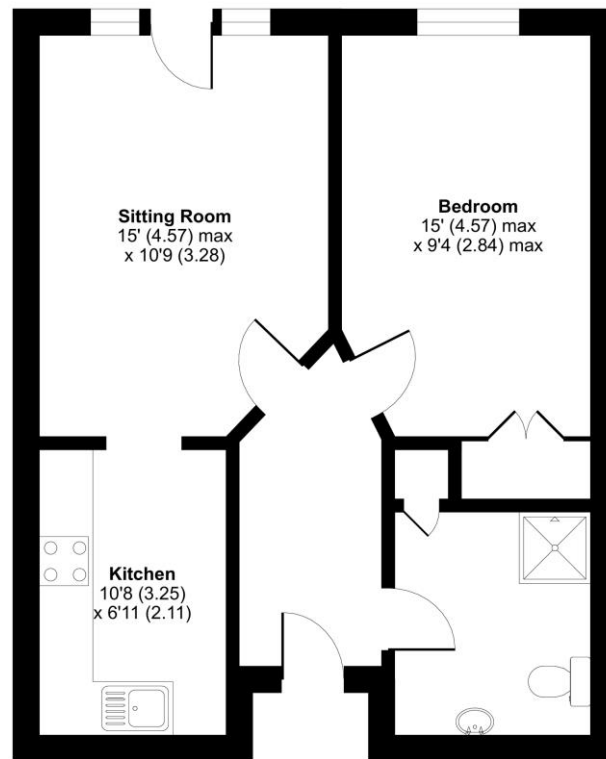


## ACCOMMODATION

This spacious, first floor, one-bedroom apartment is situated within the sought-after Brendon Care retirement complex, a thoughtfully considered and well-designed development for the over 60's. Mary Rose Mews offers excellent facilities to include an on-site restaurant, kind, caring staff and well-designed apartments positioned around a central, well planted communal garden. This well-presented apartment comes to market offering entrance lobby, a well-proportioned sitting room, kitchen, generous double bedroom with integrated storage and a large shower room. The complex is ideally situated within a short stroll to Waitrose, the Alton medical centre, mainline station, parks and cafes and early viewing is highly recommended.

Additional Note-

Prospective Purchasers are required to undergo an assessment by the Manager of Brendon Care.



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Charters Estate Agents Limited. REF: 626166



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.





### **SPECIFICATION**

- Over 60's retirement apartment
- Spacious sitting room
- Large double bedroom
- Shower room
- Kitchen
- Beautiful communal garden
- On-site restaurant
- Walkable to amenities

### **LOCAL AUTHORITY**

East Hampshire District Council

### **GUIDE PRICE**

Asking Price £179,500

### **TENURE**

Leasehold: 99 years from date of sale completion

Annual Ground Rent: £283.00

Annual Service Charge: TBC

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.