



Wayfarer Place, The Dean, Alresford, Hampshire, SO24 9FT





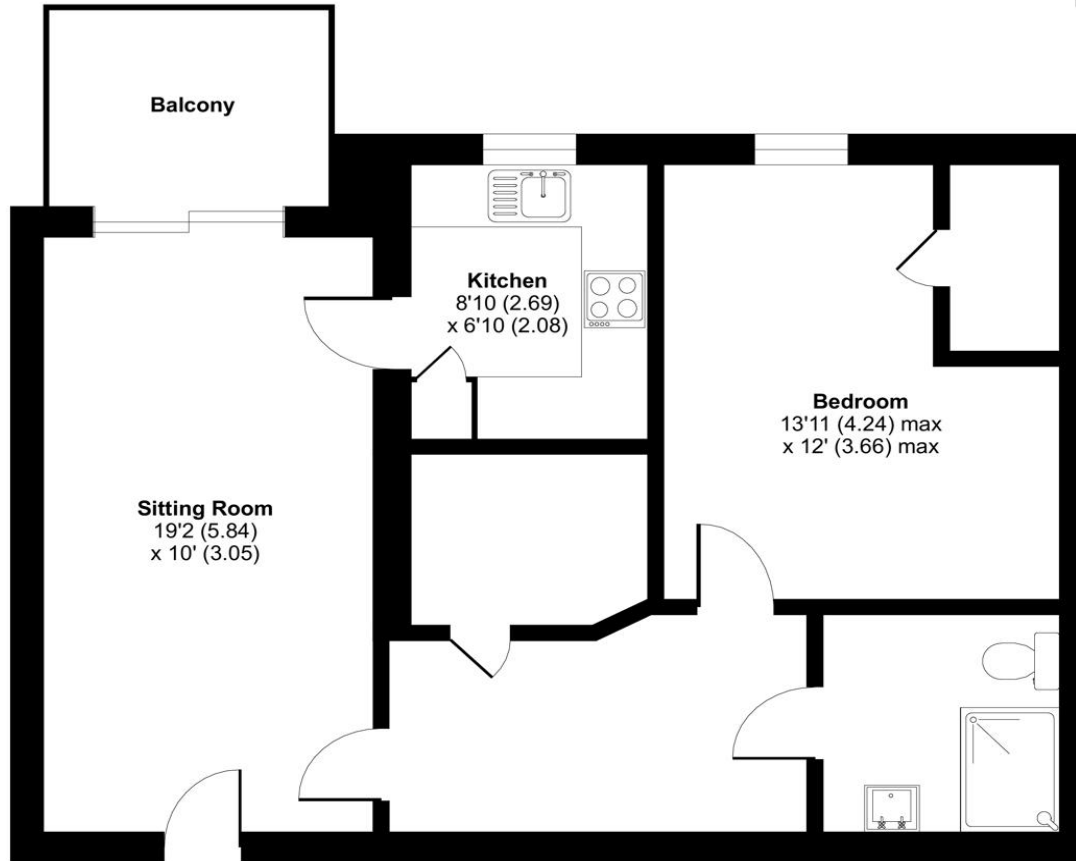
## ACCOMMODATION

Gorgeous first-floor apartment boasting a breathtaking position with a balcony that overlooks the frontage. This exquisite residence features a spacious double bedroom connected to a contemporary bathroom, a generously sized living room that opens onto the balcony, and a separate modern kitchen. The communal entrance leads to a welcoming reception area, providing access to various on-site amenities such as a salon, restaurant, lounge, laundry facilities, and dedicated staff and care services. Elevators and stairs grant access to all levels, while the apartment, situated on the first floor, has its own private entrance leading to a hallway with ample built-in storage. Constructed by McCarthy & Stone and completed in November 2019, this property presents a unique opportunity. Notable advantages include a 24/7 call system, wheelchair accessibility, a bistro, salon, and a guest suite. For further details or to arrange a viewing, please contact Charters of Alresford.



Approximate Area = 636 sq ft / 59.1 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	89
(69-80)	C		
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Charters Estate Agents Limited. REF: 1063519



## SITUATION

Wayfarer Place is a stunning development of 56 one and two-bedroom apartments designed by the renowned developers McCarthy and Stone. Designed exclusively for the over 70s, Wayfarer Place allows you to carry on living independently in a home you own. With the help of on-site flexible care and support, a bistro serving freshly prepared food and management on-site 24 hours a day. Wayfarer Place has everything you need to relax and enjoy an independent retirement.





#### **SPECIFICATION**

- Modern first-floor apartment
- One Double bedroom
- Separate kitchen
- Modern bathroom
- Balcony
- Residents parking
- On-site facilities
- \*Retirement living\*

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: B

#### **ASKING PRICE**

£300,000

#### **TENURE**

Leasehold

Unexpired Years: 994

Annual Ground Rent: £435.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £8728.44

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