



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



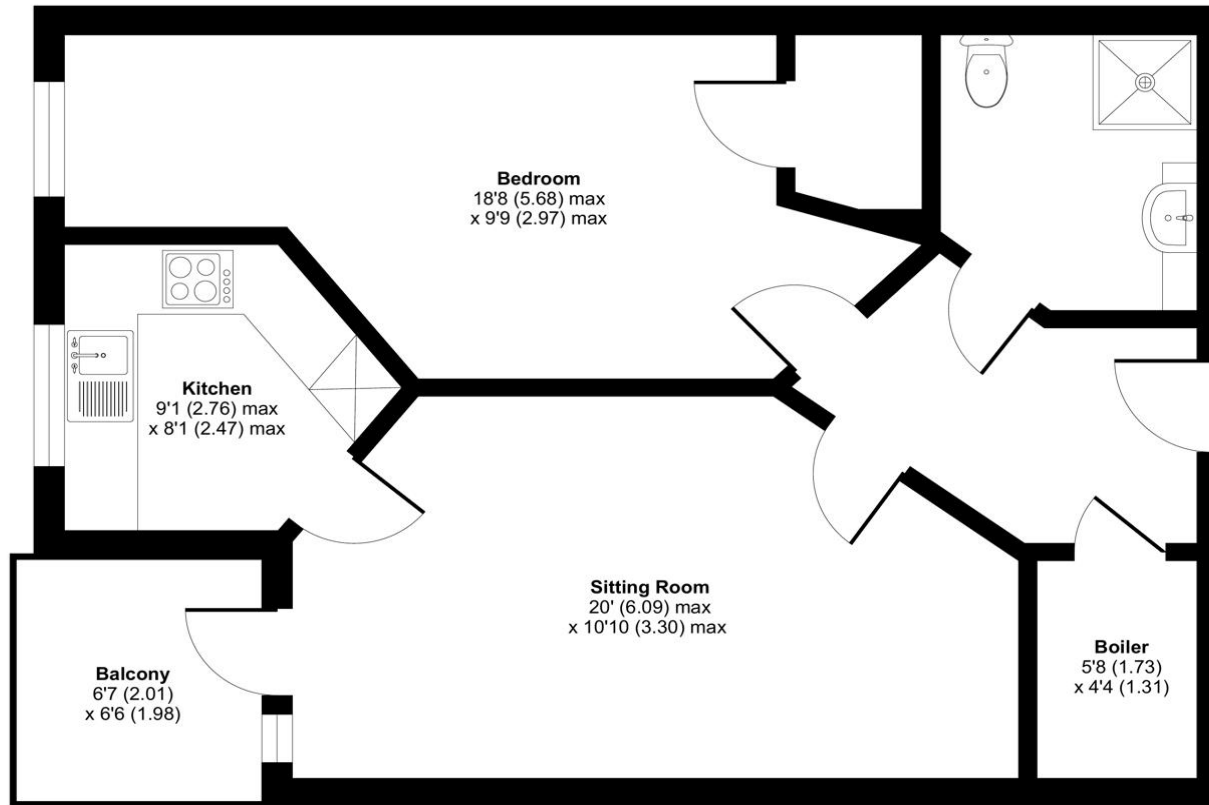
ACCOMMODATION

This well-proportioned retirement apartment was built by McCarthy & Stone and only completed in November 2019. The first-floor apartment enjoys beautiful views from the private balcony over the landscaped communal gardens and offers a large double bedroom, a modern tiled shower room, fitted kitchen and a sizeable sitting/dining room with a patio door to the superb balcony. The apartment is located on the first floor, with lifts and stairs available to all floors. The front door leads to a welcoming entrance hall, with a large boiler/storage cupboard. The generous sitting/dining room displays doors which open to the west-facing balcony, while the contemporary kitchen is fitted with a range of wall, base and drawer units with integrated appliances. The double bedroom has built-in storage, with the level access tiled shower room completing the accommodation. The communal entrance to the development leads into a spacious reception area and access to all on-site facilities, including a hair salon, bistro style restaurant, communal lounge, laundry services and the on-site staff and care providers. Further advantages include a guest suite for family and friends and 24-hour emergency call system, with a video entry system.



Approximate Area = 598 sq ft / 55.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Charters Estate Agents Limited. REF: 1111231



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	

SITUATION

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 and Alresford Show.

Conveniently located on The Dean, Wayfarer Place offers a range of handy, local amenities such as a selection of eateries and cafes, independent and well-known shops, and a Tesco Metro and Co-op Local. In addition, a conservation area and the beautiful River Arle is just a stone's 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.



SPECIFICATION

- Impressive one bedroom retirement apartment designed for the over 70's
- Camera entry system and 24-hour call system
- Estate Manager
- Guest suite for family and friends
- Communal lounge
- Bistro style restaurant and hairdressing salon
- Walking distance from local amenities
- Flexible care and support packages available

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - B

ASKING PRICE

£300,000

TENURE

Leasehold – 999 years from 2019

Current Ground Rent - £435 per annum

Ground Rent Review – 1st January 2034

Current Annual Service Charge - £8728.44