



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





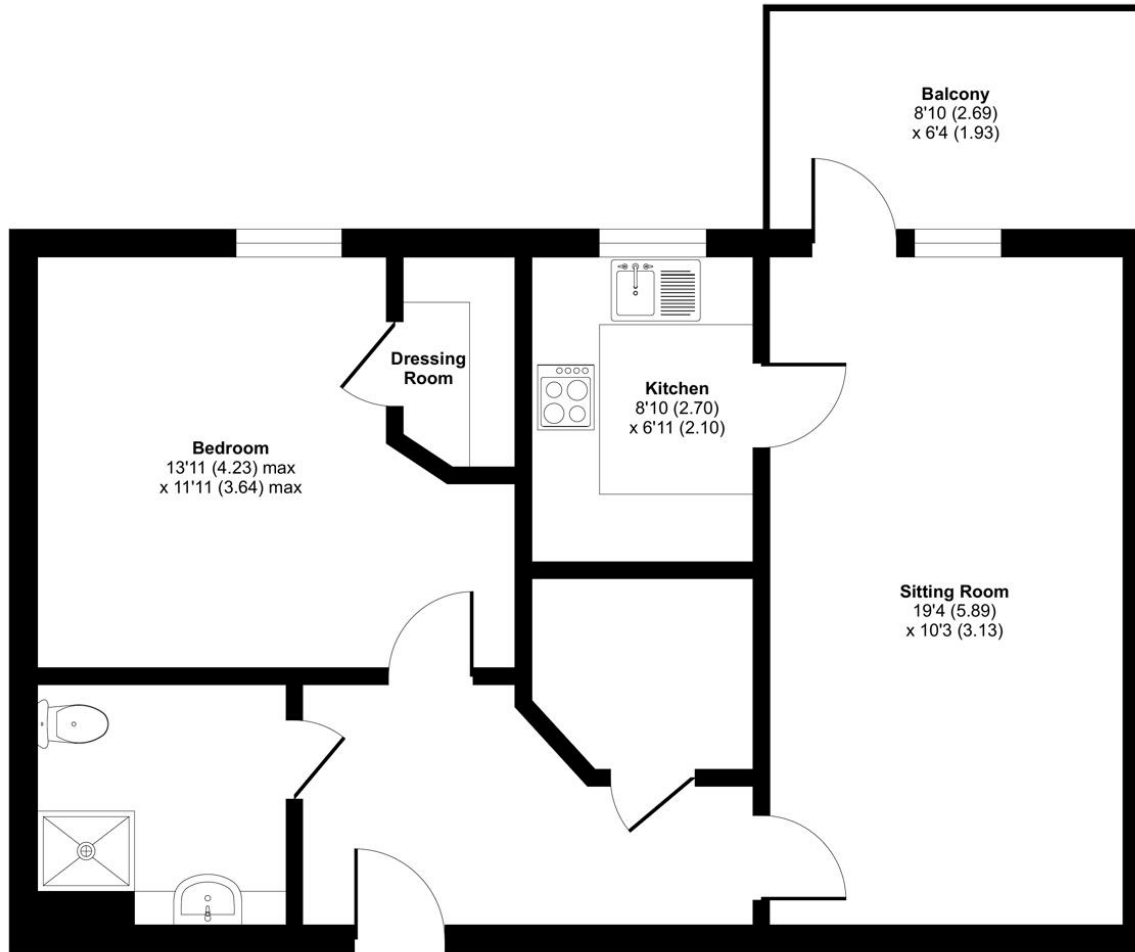
## ACCOMMODATION


This well-proportioned retirement apartment was built by McCarthy & Stone. The second-floor apartment enjoys beautiful views from the private balcony 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 second 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 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 = 613 sq ft / 56.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	



Scan the QR code to find out more information about this property.

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1149137



## 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**

- 1 bedroom retirement apartment
- Beautiful scenery
- Large double bedroom
- Access to all on site facilities
- Guest suite for family and friends
- 24-hour emergency call system

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

#### **ASKING PRICE £275,000**

#### **TENURE**

Leasehold

Unexpired Years: 994 Years Remaining

Annual Ground Rent: £435

Ground Rent Increase: Ask Agent

Ground Rent Review Period: 15 Years from 2019

Annual Service: £796.58

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