

Hellards



At home in Alresford

Flat 37, Wayfarer Place

ALRESFORD, HAMPSHIRE, SO24 9FT

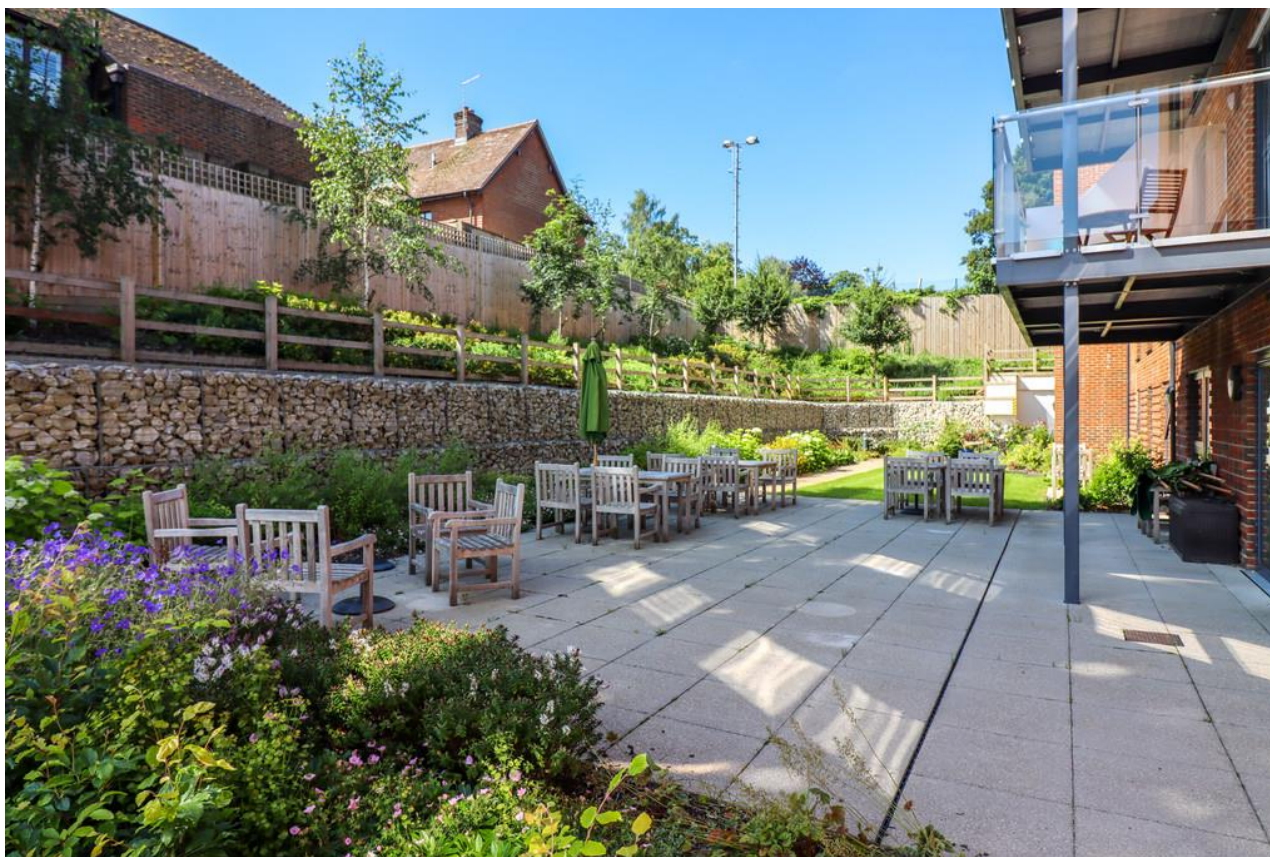
Asking Price £325,000

- Walking Distance of The Town Centre and River Walk
- On-Site Bistro Serving Food Daily
- Wheelchair Access
- Camera Entry System
- Luxury Social Area
- Intruder Alarm System

A bright and airy one bedroom apartment with a balcony, located on the second floor of this luxury development for the over 70s. Wayfarer Place is centrally located, being just a few minutes' walk from the shops and facilities in the centre of Alresford. There is a guest suite which can be used by family and friends when staying over. Other benefits include a hair salon, restaurant/bistro, residents' lounge, laundry room, on-site staff, a 24/7 call system and wheelchair access. 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.

From the spacious reception area there is access to the residents' lounge and bistro. Lifts and stairs provide access to the apartment.

The private front door opens to an entrance hall, where there is a large airing/storage cupboard leading to a double bedroom with a large walk-in wardrobe and a shower room. The spacious sitting/dining room has a door to a south-facing balcony, from where there is a view towards the town. The kitchen is fitted with wall, base and drawer units with worktops 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 all mains services are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band: B

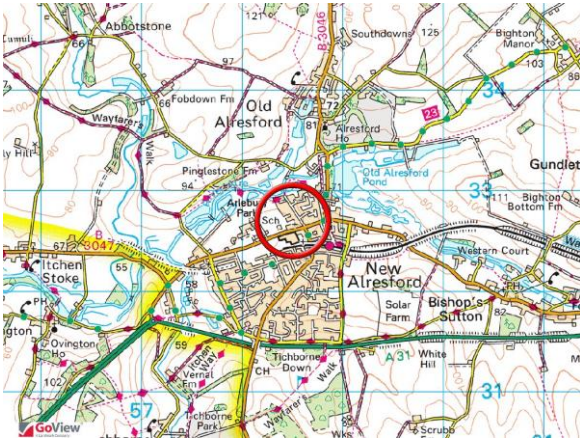
SERVICE CHARGE

Annual service charge currently £7,541 (£628 per month).

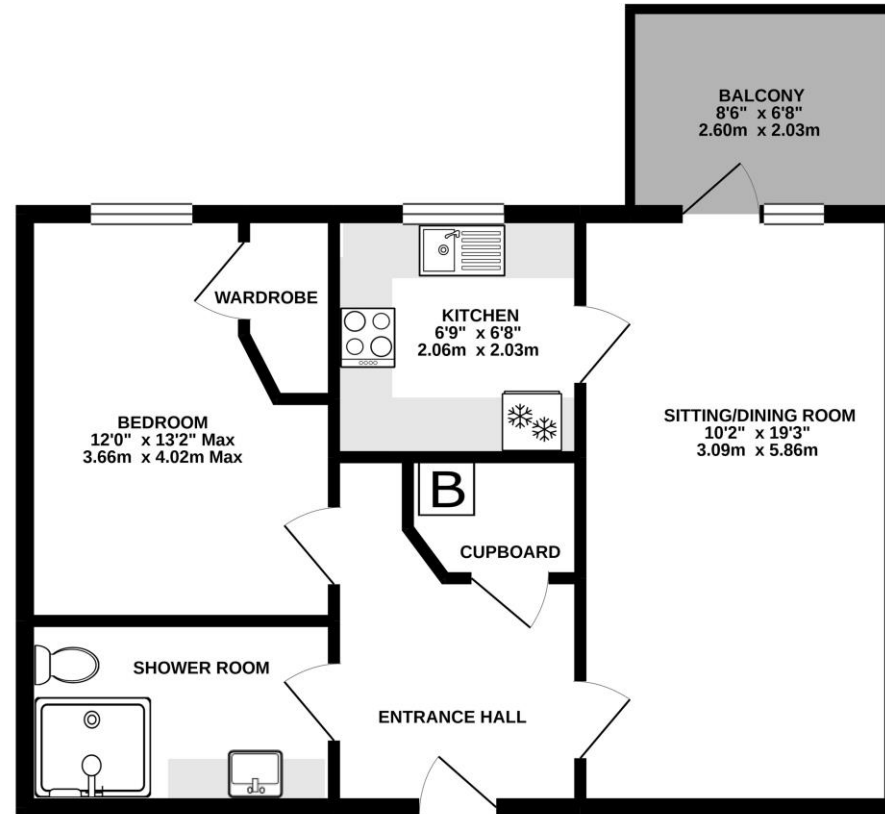
DIRECTIONS

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.





SECOND FLOOR 541 sq.ft. (50.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(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	

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TOTAL FLOOR AREA: 541 sq.ft. (50.3 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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No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

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.