



ESTATE AGENTS



Alton, Hampshire

Guide Price £200,000

# Alton, Hampshire

Presented with no onward chain, this ground floor retirement apartment is impeccably maintained and situated within the highly sought-after Brendon Care Mary Rose Mews development. Residents enjoy access to onsite amenities, including a restaurant and care services. The property offers direct access to a patio area and communal grounds, which are conveniently positioned to the south.

Key features include:

24-hour emergency alarm system linked to the in-house nursing home  
Communal gardens and grounds

Use of a communal room for gatherings

Additional services available at an extra charge, such as meals, laundry service, and hairdressing

Upon entering the apartment, you are greeted by a spacious entrance hall boasting ample storage and access to various rooms. The living room, positioned to the rear left, invites relaxation and provides access to the kitchen, as well as a door leading directly to the gardens. The kitchen is equipped with a range of wall and base units, a sink and drainer unit, and built-in appliances.

Located to the rear right of the hall, the bedroom offers rear aspect window and double built-in wardrobe. Completing the accommodation is a generously-sized shower room featuring a shower, WC, wash hand basin, and partially tiled walls.

For added safety, emergency pull cords are conveniently installed throughout the apartment. Guest and resident parking facilities are situated nearby for convenience.

Leasehold

92 Years Remaining On Lease with lease renewed with new purchase  
Monthly Service Charge - £342

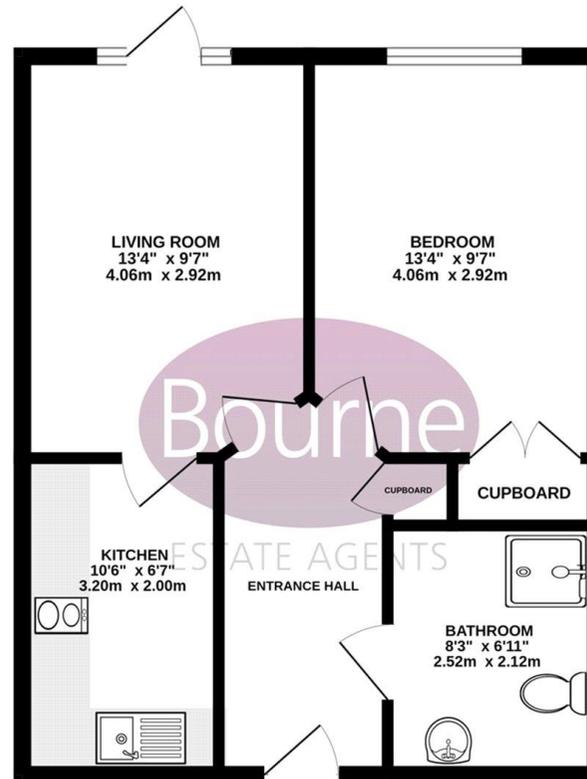
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- Retirement Property
- Ground Floor
- One Bedroom
- Direct Access Onto Gardens
- Shower Room
- Communal Grounds
- Guest And Residents Parking
- No Onward Chain



# Floorplan

GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



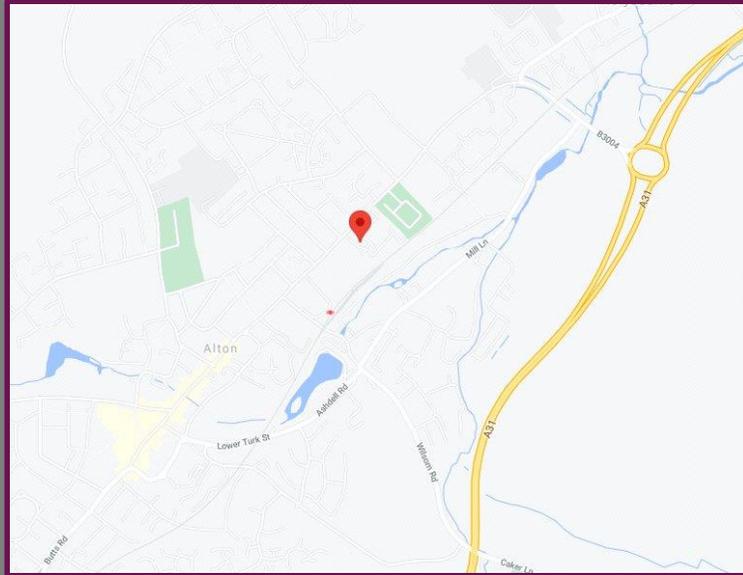
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA: 456 sq.ft. (42.4 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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# Location

This retirement property can be found in the favoured Mary Rose Mews development off Adams Way in Alton. Within the immediate area is Alton's health centre, mainline train station serving London Waterloo and Waitrose. Also within a convenient distance is the town centre providing a further offering of shops. Adjacent the development, there is a bus stop.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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