

Bourne



Alton, Hampshire

£169,950

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Enter the property into the hall. Off the hall and positioned to the left is the sitting room, which features an electric fireplace with surround, a rear aspect window and via double doors, access to the kitchen. The kitchen includes a range of wall and base units with surfaces over, double built in oven, four ring electric hob, sink and drainer unit and space for a fridge/freezer, additionally, there is a rear aspect window.

Immediately in front of you as you enter is the second bedroom which features a rear aspect window. The further bedroom has built in storage with mirrored doors. The bathroom completes the accommodation which requires a refit. Off the hall, there are a storage cupboard and a further cupboard housing the heating system.

The principle rooms have emergency pull cords and there is an intercom system linked to both the house manager and the security entry doors. Within the building, there are guest rooms, communal lounge and laundry. Externally, there is a communal garden to the front of the building and a path leading to and from the communal entrance. Additionally, there are residents and visitor parking bays.

Leasehold

100 Years Remaining On Lease

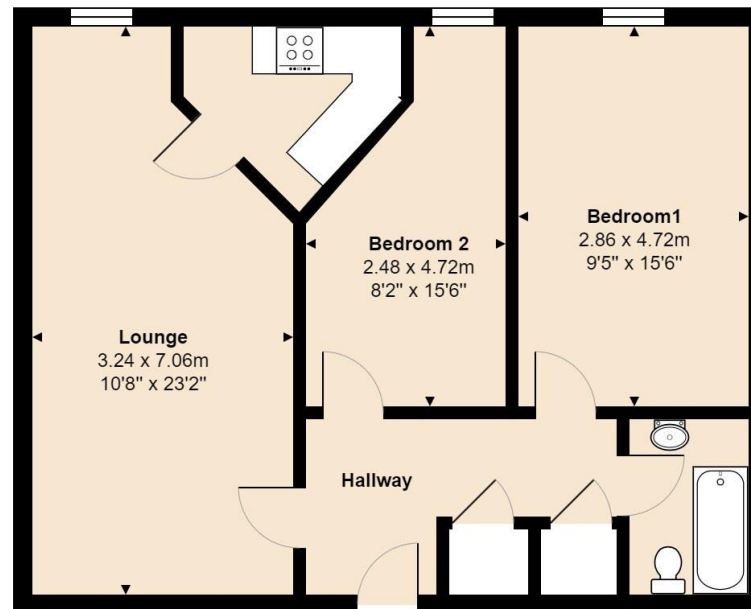
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

- Over 60's Retirement Property
- Conveniently Positioned To All Amenities
- Two Bedrooms
- First Floor
- Lift Access
- Laundry Room
- Communal Lounge
- Active Community
- Onsite Parking
- In Need Of Modernisation



Floorplan

38 Willow Court

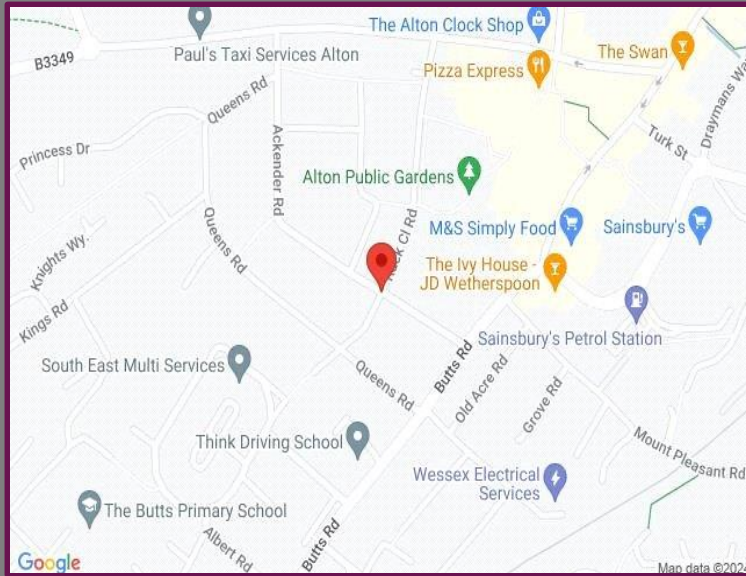


Total Area: 62.8 m² ... 676 ft²

All measurements are approximate and for display purposes only

Location

The property can be found in Willow Court off Ackender Road. Ackender Road is within walking distance of the town centre which provides a variety of shops, restaurants and weekly markets. Also within walking distance is Alton's mainline train station serving London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	85
(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	

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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