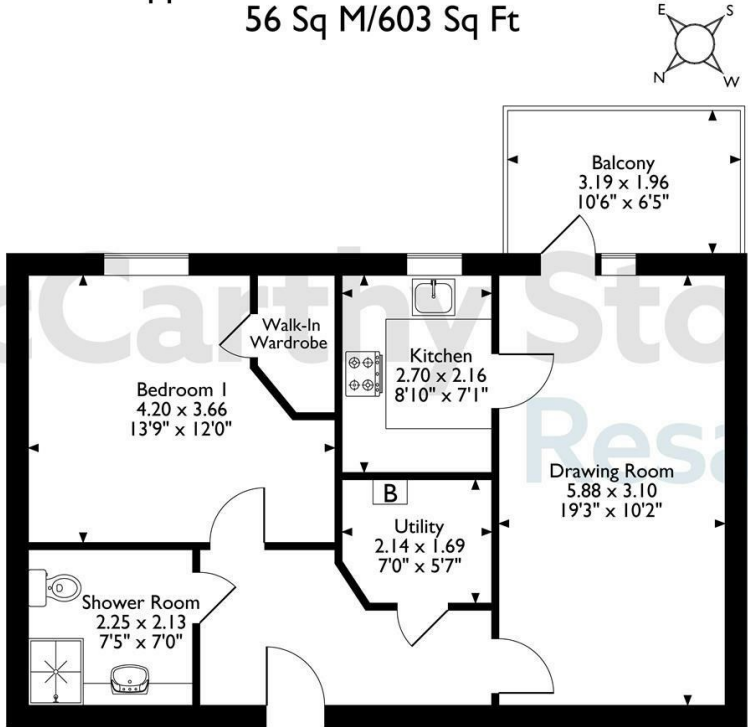


37 Wayfarer Place, The Dean, Alresford, Hampshire  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

## 37 Wayfarer Place

The Dean, Alresford, SO24 9FT



Asking price £250,000 Leasehold

A one bedroom first floor retirement apartment with South facing walk-out balcony within our Wayfarer Place development which benefits from a table service restaurant, landscaped grounds and a fantastic communal lounge.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# Wayfarer Place, The Dean, Alresford, Hampshire

### Summary

Wayfarer Place is a stunning development of 56 one and two bedroom apartments. This Retirement Living Plus development was built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, a function room, wellbeing suite and landscaped gardens. There is a fully equipped laundry room and bistro/restaurant which serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Wayfarer Place with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

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, Alresford Show, Alresford Fayre and carol singing. 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, four national banks and a Tesco Metro and Co-op Local. In addition, a conservation area and the beautiful River Arle is just a stones 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.



### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room, and shower room.

### Living Room with Balcony

A spacious well-proportioned living/dining room benefitting from a glazed patio door with window to side opening onto a south facing balcony with sunny spells, views over the landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

### Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Electrically operated UPVC double glazed window. Granite composite sink with mono lever tap and drainer. Bosch mid-height oven and ceramic four ring hob, cooker hood and integral Bosch fridge freezer.

### Bedroom

A spacious double bedroom with a large walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point, window with views over the landscaped gardens.

### Shower Room

Part tiled and fitted with suite comprising of level access shower with grab rails. Low level WC, vanity unit with wash basin and illuminated mirror above complete with integrated shaving point, extractor ventilation, electric ladder style heater.

### Car Parking

This apartment comes with its own allocated car parking space.

### Service Charge (Breakdown)

- Service Charge
- Cleaning of communal windows
  - Water rates for communal areas and apartments



## 1 bed | £250,000

- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge of £10,056 per year (for financial year ending 31/03/2026)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

### Leasehold

999 years from 1st Jan 2019  
Ground rent: £435 per annum  
Ground rent review: 1st Jan 2034

### Additional Information and Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.  
**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.  
**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.  
**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

