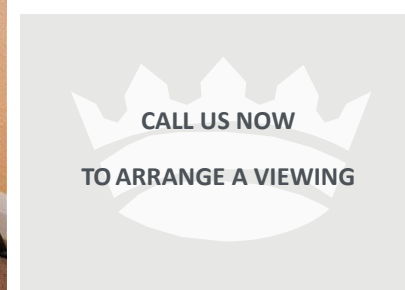




Windmill Court, St. Marys Close, Alton, Hampshire, GU34 1EQ





### SPECIFICATION

- First floor over 60's maisonette
- Stunning views over Alton/open countryside
- Large double bedroom
- Kitchen
- Sitting room
- Communal grounds
- Residence parking

### ACCOMMODATION

Ideally situated within walking distance to Alton town, mainline station to Waterloo, all amenities and cafes, arrives this beautifully presented, totally flawless first floor maisonette. This impeccable maisonette comes to market offering its own private front door with large external storage cupboard, with stairs leading up to the living accommodation. The beautifully appointed home comes to market offering a large, spacious sitting room, fitted kitchen, bathroom with power shower over and a good sized double bedroom with fitted wardrobes and sweeping views over Alton town and the surrounding countryside. Externally, there are beautifully manicured communal grounds with mature planting, along with residence parking.

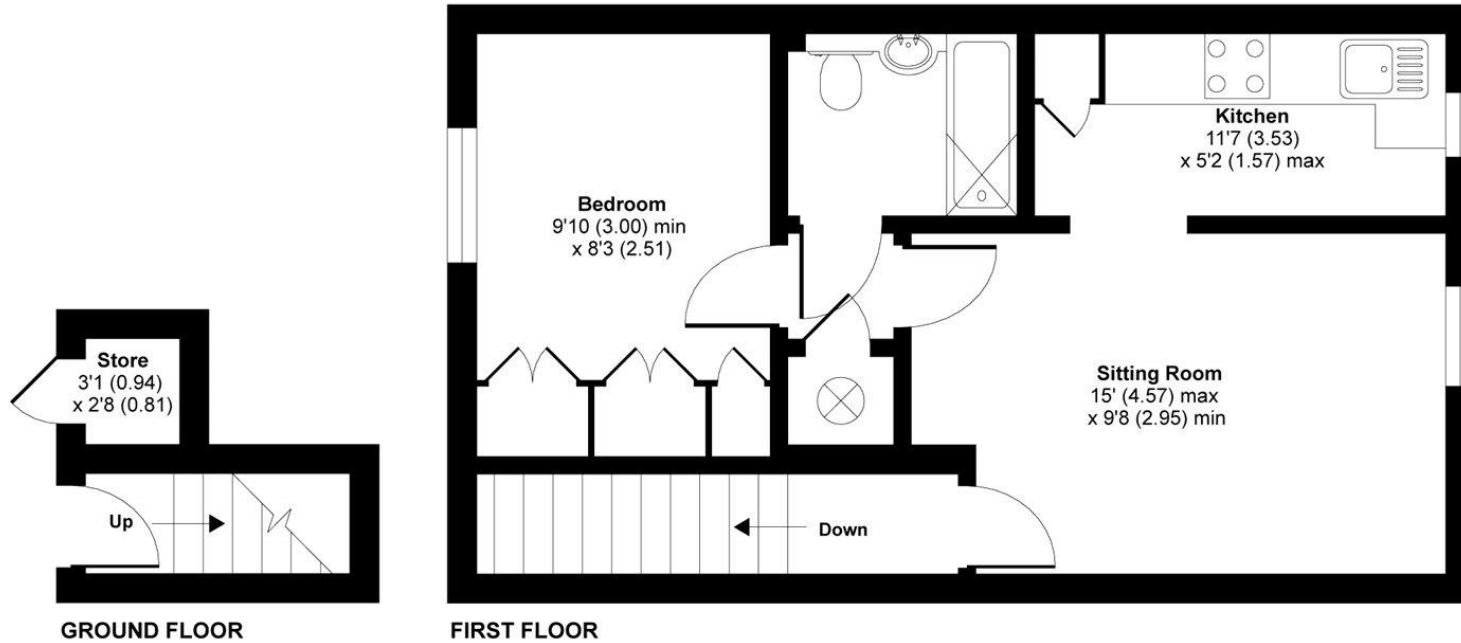
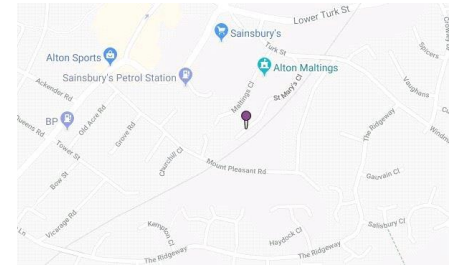
Residents must be over 60 years of age.

\*\*99 year lease available upon completion of purchase (management costs apply)\*\*





MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 442 SQ FT 41.3 SQ METRES  
 STORE APPROX. GROSS INTERNAL FLOOR AREA 8 SQ FT 0.7 SQ METRES  
 TOTAL APPROX. GROSS INTERNAL FLOOR AREA 450 SQ FT 42 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Famham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.

## LOCAL AUTHORITY

East Hampshire District Council Offers in excess of £117,500

## GUIDE PRICE

## TENURE

Leasehold: 99 year lease available upon completion of purchase (management costs apply)  
 Unexpired Years: 37 Years  
 Monthly Service Charge: £146.00

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





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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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