



Flat 7, Geales Court, 23 Geales Crescent, Alton, Hampshire, GU34 2ND

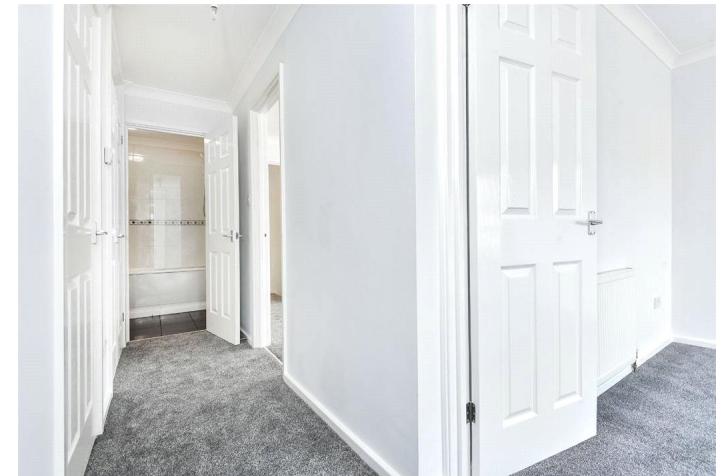




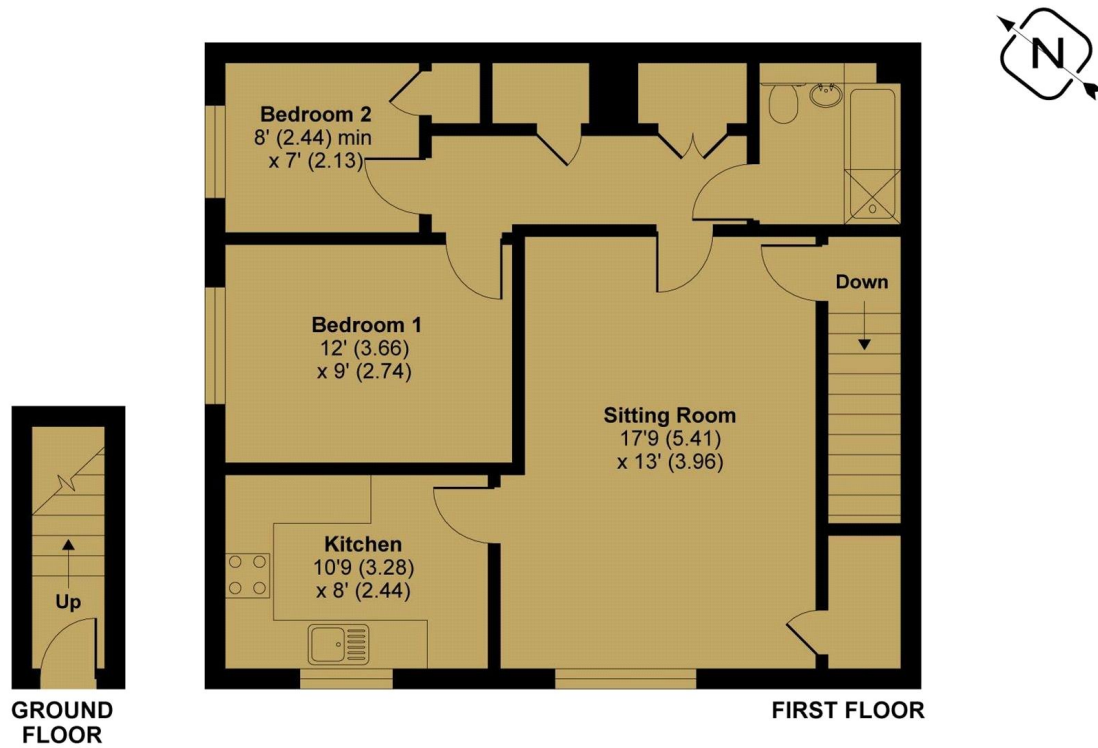
Fantastic opportunity! This totally refurbished two bedroom maisonette is absolutely calling out for either a first time buyer or investor. It comes with everything included in the price, fridge freezer, washing machine, condenser tumbler dryer, integral hob and oven, new blinds, carpets, windows and front door. This is a home to unpack and move straight into. The property offers a light and airy spacious lounge/dining area, newly refitted kitchen, family bathroom, large double master bedroom, good sized single and an array of integral storage, loft space and ample parking. This is a must-see property and early viewing is highly recommended.

Specification

- Refurbished first floor apartment
- Two bedrooms
- Bathroom
- Fully fitted kitchen
- Large sitting room
- Communal grounds with ample parking



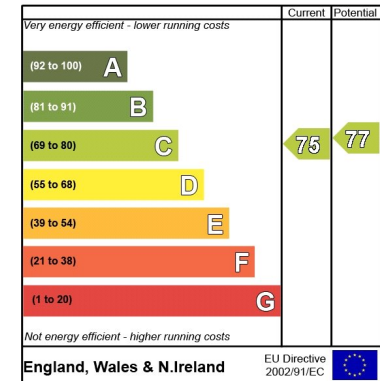
MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 725 SQ FT 67.3 SQ METRES



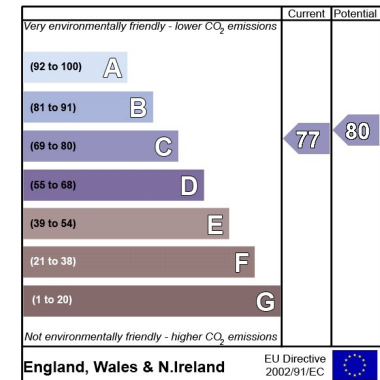
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring 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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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Situation

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, 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 and school catchments

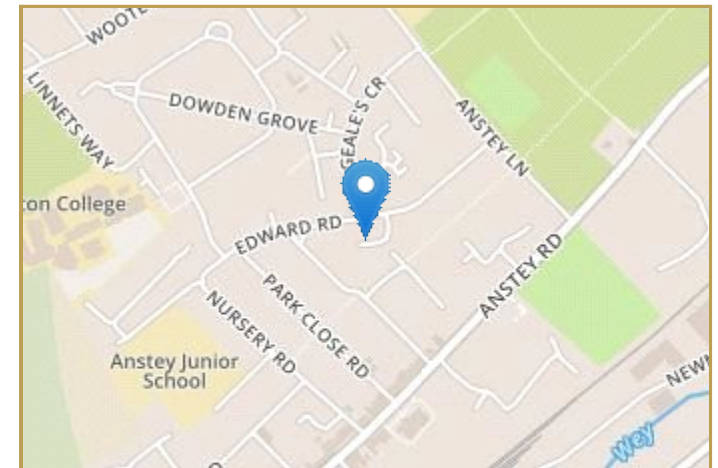
East Hampshire District Council

Guide Price

Offers in Excess of £225,000

Tenure

Leasehold





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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