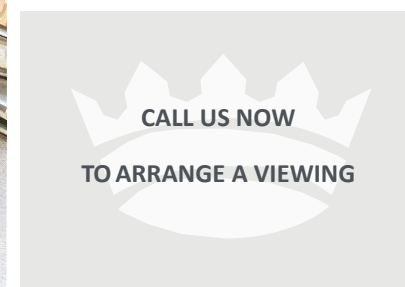




Four Marks, Alton, Hampshire, GU34 5FH



### **SPECIFICATION**

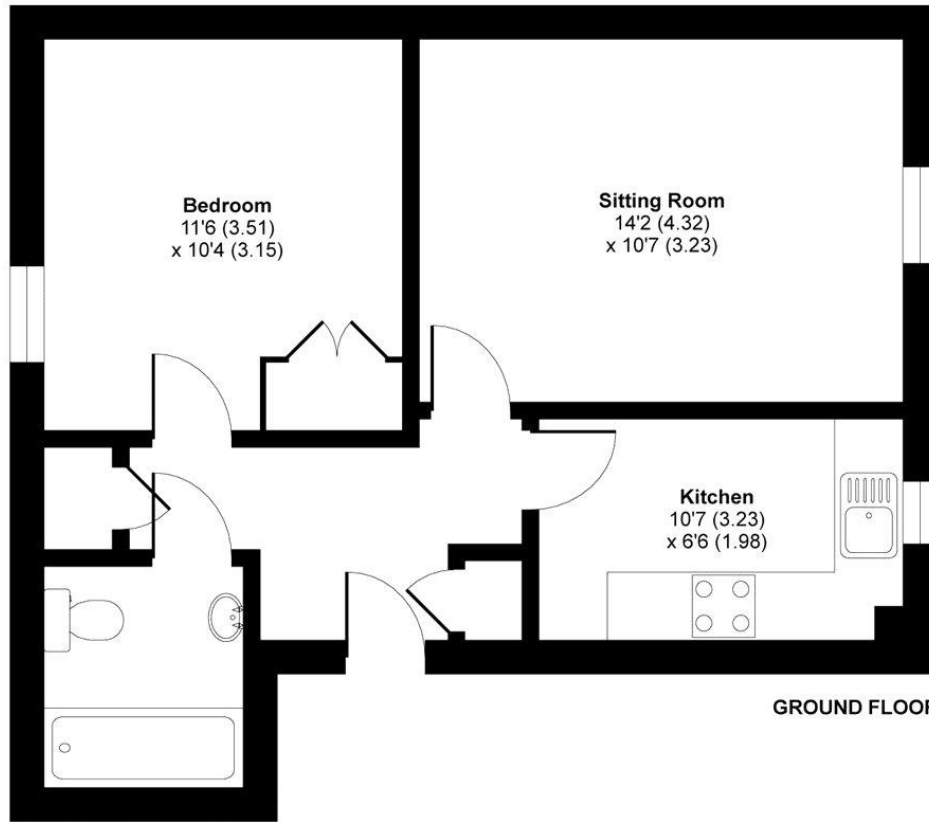
- Spacious ground floor apartment
- Double bedroom
- Fitted kitchen
- Bathroom
- Sitting room
- Secure allocated parking

### **ACCOMMODATION**

Ground floor beautifully presented, one bedroom apartment in the heart of Four Marks. The light and airy spacious accommodation offers large rooms through the whole apartment starting with a great size lounge and separate kitchen from the hallway, while the bedroom with fitted wardrobes is located at the back for extra privacy. There is storage inside the apartment and also the building has a shared communal storage and also benefits from secure allocated parking. Within walking distance to Four Marks shops this truly is an opportunity not to be missed.



TOTAL APPROX. GROSS INTERNAL FLOOR AREA 469 SQ FT 43.5 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	86
(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	

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

Four Marks is perfectly placed for all lovers of the great outdoors. Right on the edge of the rolling Downs and with a backdrop of ancient woodland, there are miles of bridleways to be explored on foot. The village has a good range of facilities including a primary school and Church. The market town of Alton is just 6 miles away with the historic city of Winchester less than 15 miles distant.

### LOCAL AUTHORITY

East Hampshire District Council

### GUIDE PRICE

Asking Price £182,500

### TENURE

Leasehold



Your local multi-award winning agents



*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 firms' employment has the authority to make or give any representation or warranty in respect of the property.*

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