

SPECIFICATION

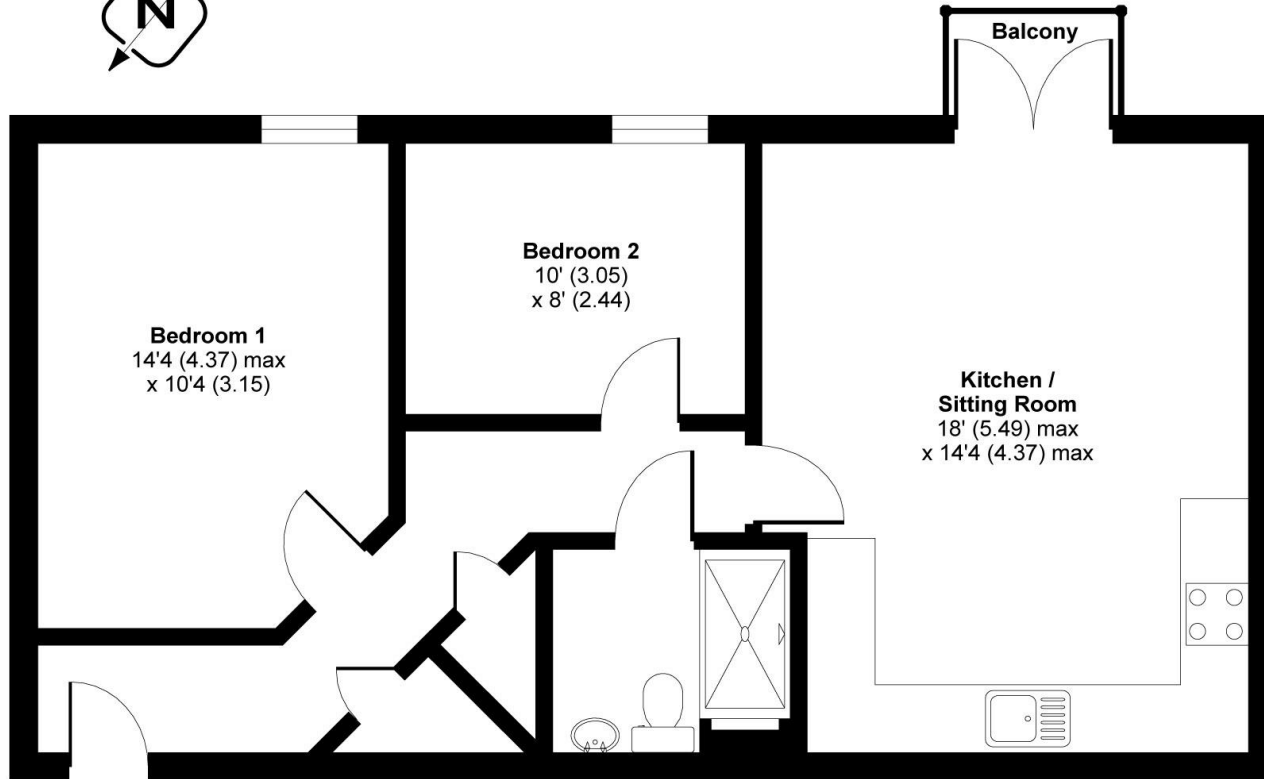
- Modern first floor apartment
- Two bedrooms
- Bathroom
- Open plan kitchen/sitting room
- Balcony
- Allocated parking

ACCOMMODATION

Placed on the first floor this is a beautifully presented, stylish, two bedroom apartment with balcony and parking. Set in the heart of Alton and within walking distance to the railway station, Waitrose and all amenities, this apartment is ready to go. Offering exceptionally spacious accommodation to include two good sized double bedrooms, family bathroom, a large open plan living area with dining space and French doors leading to the balcony, plus the kitchen with integral oven and hob.



TOTAL APPROX. GROSS INTERNAL FLOOR AREA 642 SQ FT 59.6 SQ METRES



FIRST FLOOR

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 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

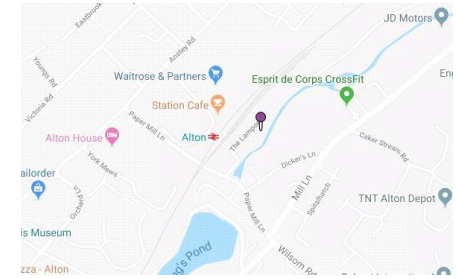
East Hampshire District Council

GUIDE PRICE

Offers in excess of £195,000

TENURE

Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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	



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

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