



38a High Street, Alton, GU34 1BD



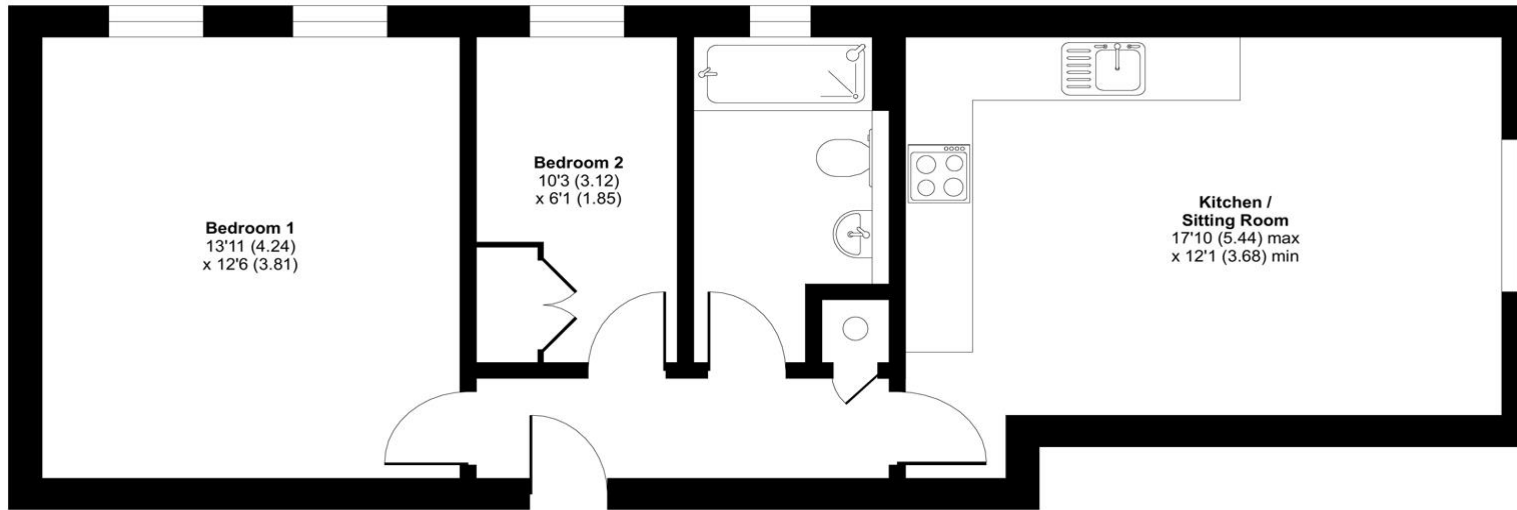
ACCOMMODATION

Appreciate the style and design of this contemporary two-bedroom apartment, ideally situated within the heart of Alton town. This exceptional renovation is located within the structure of 'The Old Bank' conservation building and offers a generous, light and airy urban living space throughout. This bespoke apartment is only a short stroll to Waitrose, all amenities, local cafes, parks and the mainline station to Waterloo. The unique design of the living space is truly beyond compare and is definitely one property not to be missed. This handsome home comes to the market offering an entrance hallway, a striking open plan 'hub of the home', offering a fully integrated kitchen/dining and sitting room with a large sash style window filling the room with natural light, the family Porcelanosa bathroom suite with bathtub and shower over, bedroom two/study and the spacious principal suite with two large sash style windows and a secure, video entry system complete the accommodation of this exquisite property. Early viewing is highly recommended.



Approximate Area = 581 sq ft / 54 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1053802



SITUATION

The beautiful Georgian market town of Alton has an abundance of facilities and amenities that include boutique shops and independent restaurants. You will also find 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 a swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives. This property is located a short stroll from the mainline railway station, above the old bank, right in the centre of town. Access to central London is possible in just over one hour, and the historic City of Winchester easily accessible by car.



SPECIFICATION

- Beautiful bespoke apartment in central Alton
- Two bedrooms
- Porcelanosa bathroom suite with Porcelanosa tiled floor & walls
- Fully fitted kitchen (Fridge Freezer/Washer-Dryer/Oven, Hob/ and Dishwasher)
- Video entry system & Oak doors
- Engineered Oak flooring to living areas and carpet to bedrooms
- TV and phone points
- No forward chain

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band B

GUIDE PRICE

Asking Price £220,000

TENURE

Leasehold

Unexpired Years: 120

Annual Ground Rent: N/A

Annual Service: £1,200

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