



Warrens Court, Ackender Road, Alton, Hampshire, GU34 1JT



### **SPECIFICATION**

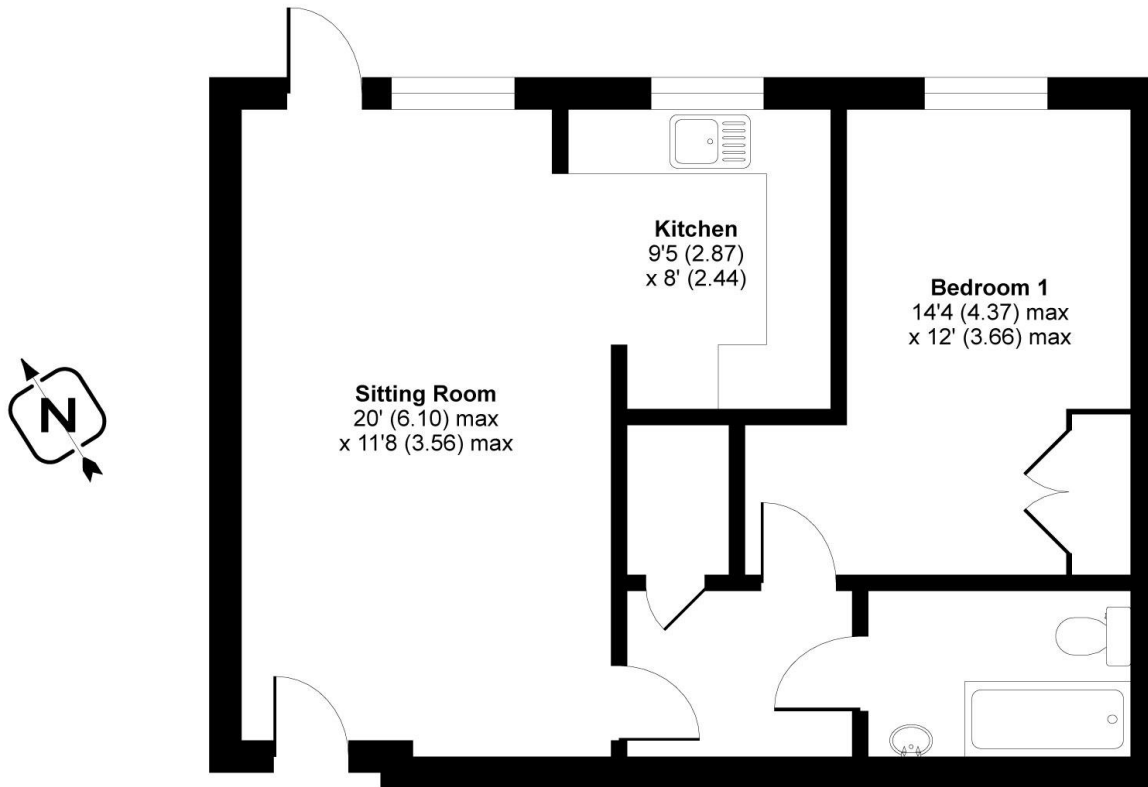
- Modern bright and spacious apartment
- Ground floor
- Close to the town centre
- Large double bedroom
- Bathroom
- Allocated parking
- Gas central heating

### **ACCOMMODATION**

50% shared ownership of this beautiful contemporary apartment forming part of the exclusive development of Warren Court, located centrally in the popular Georgian market town of Alton. We welcome this much-loved ground floor home with light and spacious open plan living including your own door to the outside, spacious sitting room and fully fitted kitchen. The accommodation continues to impress with a large light and airy double bedroom with built-in wardrobe all served by the modern bathroom. The property also benefits from allocated parking and there is a secure bike shed.

Approximate Area = 555 sq ft / 51.5 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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). © n'chemcom 2020. Produced for Charters Estate Agents Limited. REF: 656237



### 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

Asking Price £185,000

### TENURE

Leasehold

Unexpired Years: Approx. 112 years remaining

Monthly Ground Rent/Service Charge and Rent: £300.86

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

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