



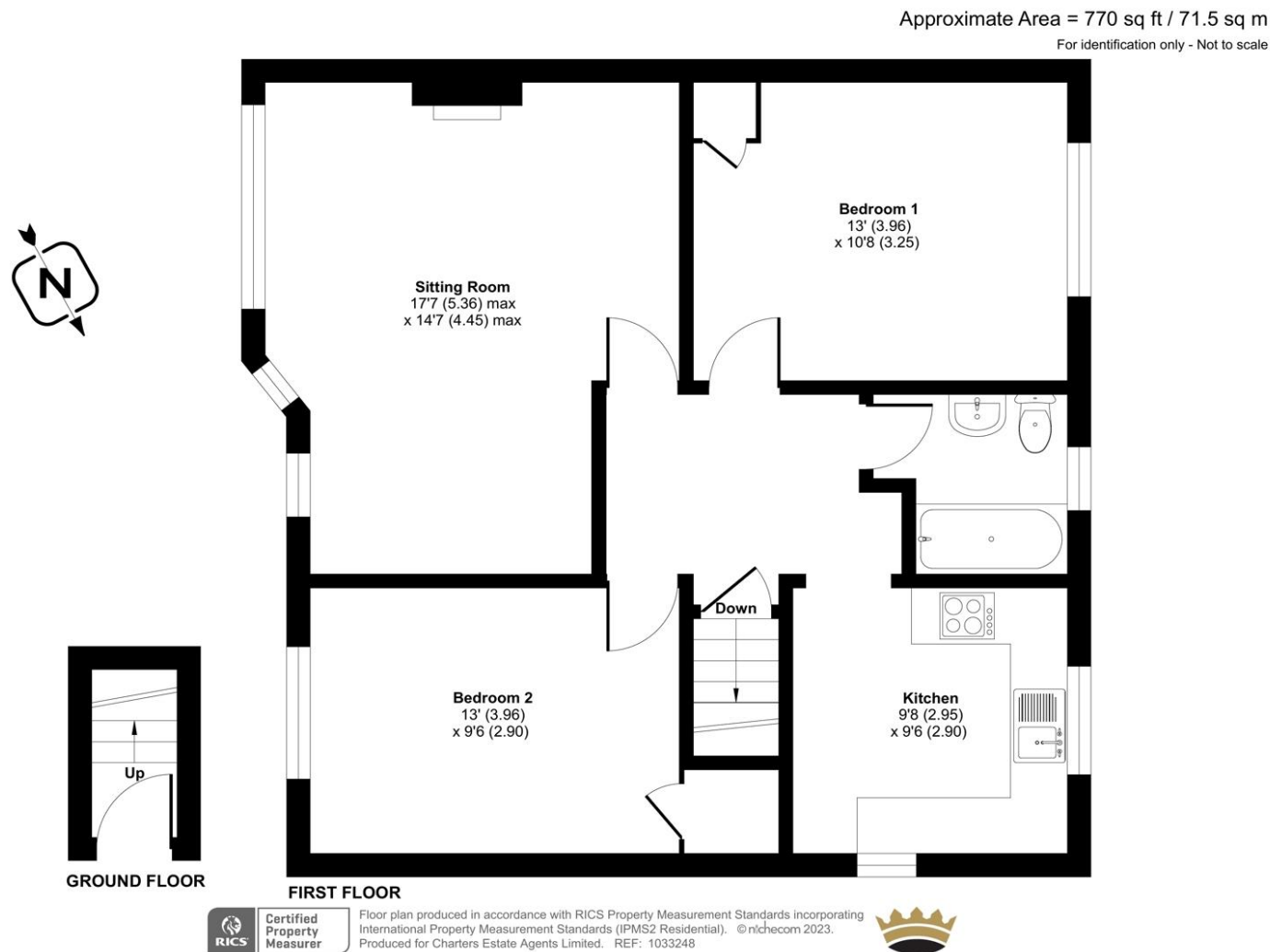
Chawton Park Road, Alton, Hampshire, GU34 1RQ





## ACCOMMODATION

This property is a fantastic opportunity for first-time buyers, downsizers or investors. This charming first-floor maisonette, boasting 2 bedrooms, a private garden and a driveway, offers the perfect blend of comfort and convenience. Upon entering, you'll notice the spacious and well-presented interior, with contemporary features throughout. The highlight of this home is the recently refitted kitchen, with wall and base units and integrated appliances. The 17'7 sitting room is flooded with natural light, thanks to its triple aspect windows, creating a warm and inviting atmosphere for relaxation and entertaining. The two generously sized double bedrooms offer ample space for rest and relaxation, while the white and bright bathroom adds a touch of luxury to your daily routine. Externally, the property offers ample storage with access to a brick shed and a space beneath the outdoor staircase. The property also offers driveway parking for several cars, alongside plenty of free on-street parking. Location-wise, this maisonette is situated with great access to Alton's vibrant town centre; you'll find shops, restaurants and amenities at your doorstep. The leisure centre, A31, and Alton train station, with its direct line to London Waterloo, are all easily accessible, along with a bus stop a few meters away on Chawton Park Road, ensuring a hassle-free commute for city professionals.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(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	

## 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.





### SPECIFICATION

- Spacious 2-bedroom first-floor maisonette
- Private garden and driveway for three cars and ample street parking
- Recently refitted contemporary kitchen
- Bright and inviting 17'7 sitting room with triple aspect windows
- Two generously sized double bedrooms
- White and bright bathroom
- Prime location
- Brick shed and space under the entrance stairs for storage
- Convenient access to the A31 for commuters
- Alton train station nearby, offering a direct line to London Waterloo

### LOCAL AUTHORITY

East Hampshire District Council

### GUIDE PRICE

Asking Price £280,000

### TENURE

Leasehold

Unexpired Years: 90

Annual Ground Rent: £10

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £113

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