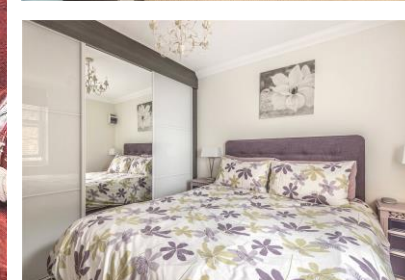




Maris House, Draymans Way, Alton, Hampshire, GU34 1FW

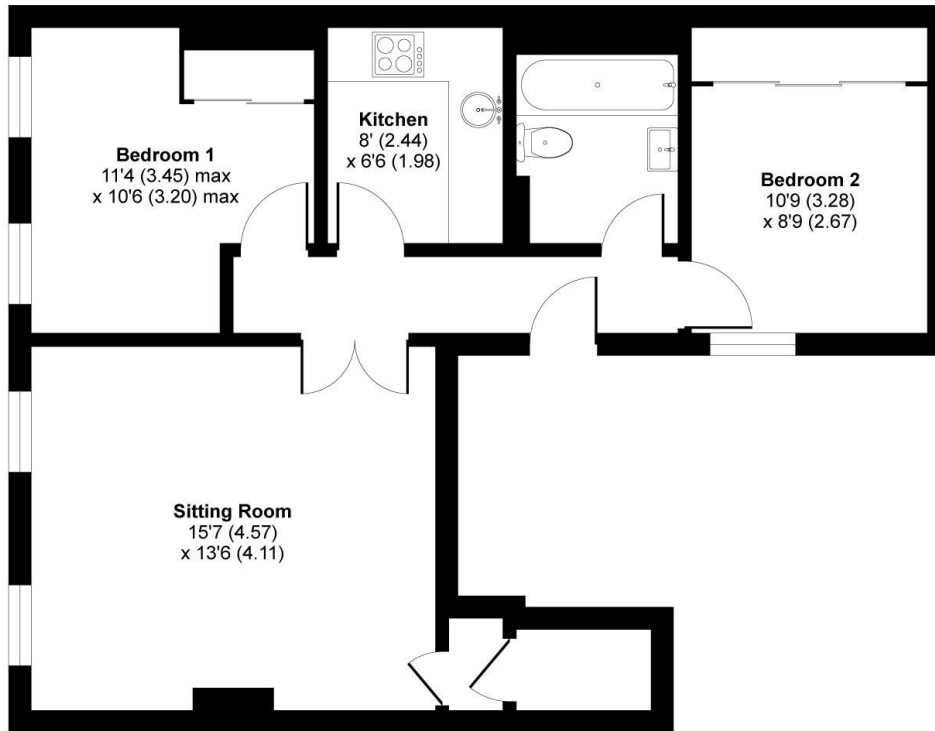


ACCOMMODATION

Affordable elegance in the heart of Alton. This absolutely stunning, Grade II listed two-bedroom character apartment is beyond compare. With many original features including high ceilings, an exquisite fireplace and newly fitted double glazed sash windows with stylish New England shutters, this desirable home is truly a rare gem to market. It offers entrance hallway, large sitting/dining room, fully integrated kitchen with oak worktops and two good size double bedrooms. The principal bedroom offers wall-to-wall integral storage and bedroom two is currently set up as a study with beautifully designed office furniture. The family bathroom has a heated towel rail and bath tub with shower over. This style-conscious home is full of timeless elegance and has been updated by the current owners to an exceptionally high standard. Early viewing is highly recommended. This property has the rare benefit of private parking.

Approximate Area = 612 sq ft / 56.9 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	79	82
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chemcom 2020. Produced for Charters. REF: 627893



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

- Grade II Listed, two-bedroom period apartment
- Large sitting/dining room
- Fully integrated kitchen
- Newly fitted double glazed sash windows
- New England style shutters
- Family bathroom
- Private parking

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band A

GUIDE PRICE

Asking Price £215,000

TENURE

Leasehold – unexpired years 114

Annual Ground Rent £200.00

Annual Service Charges £1100 approx.

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